



## 3729 Richmond Road Calgary Alberta

\$899,900

\*AMAZING NEW PRICE + FIRST TIME HOME BUYERS REBATE OF UP TO \$45,000\* | Discover refined living in this EXPERTLY CURATED, NEWLY BUILT farmhouse-style duplex, located in the highly desirable community of RUTLAND PARK. Thoughtfully designed by AWARD-WINNING INTERIOR DESIGNER ROCHELLE COTE, this 4-bedroom, 3.5-bath home blends modern luxury with timeless elegance. From the moment you enter, you're greeted by beautiful natural light and modern feature walls with eye-catching details throughout. The open-concept main floor is an entertainer's dream, centred around a gourmet kitchen outfitted with premium stainless steel appliances, a WATERFALL-EDGE QUARTZ ISLAND, and custom wood shelves that add warmth and character. In the living area, a FLOOR-TO-CEILING TILE FIREPLACE is surrounded by built-in shelving, creating a cozy yet refined atmosphere. A rear mudroom with built-in closets and a bench is great for everyday use, and an eye-catching powder room featuring bold designer wallpaper and a striking vessel sink really show off the upscale, professional design. Upstairs, the primary retreat is a showstopper with soaring vaulted ceilings, a meticulously organized walk-in closet, and a SPA-INSPIRED ENSUITE--featuring a freestanding soaker tub, a glass-enclosed rain shower, floor-to-ceiling designer tile, and dual vanities. Two additional bedrooms, a sleek 4-piece bathroom, and a convenient laundry room complete the upper level. The FULLY DEVELOPED LOWER LEVEL extends your living space with a spacious rec room and built-in wet bar, perfect for hosting or unwinding. A fourth bedroom and full bath offer privacy for guests or an ideal home office setup. Outside, a PRIVATE PATIO AND FENCED YARD provide the perfect spot to relax or entertain on warm summer nights. Additional highlights include 9-FT CEILINGS, WIDE-PLANK HARDWOOD FLOORING, ROUGH-INS FOR A/C AND SECURITY CAMERAS, PLU...

Laundry room 6.67 Ft x 3.17 Ft  
Other 14.33 Ft x 7.67 Ft  
Primary Bedroom 14.00 Ft x 12.17 Ft  
Bedroom 11.17 Ft x 10.00 Ft  
Bedroom 11.83 Ft x 9.83 Ft

Bedroom 13.17 Ft x 12.33 Ft  
4pc Bathroom 9.17 Ft x 5.00 Ft  
Kitchen 16.50 Ft x 13.83 Ft  
Dining room 14.00 Ft x 10.00 Ft  
Living room 16.00 Ft x 12.83 Ft

Listing Presented By:



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5pc Bathroom	12.83 Ft x 9.67 Ft	Foyer	6.00 Ft x 5.00 Ft
4pc Bathroom	10.00 Ft x 4.92 Ft	Other	9.50 Ft x 5.83 Ft
Living room/Dining room	19.00 Ft x 17.50 Ft	2pc Bathroom	5.33 Ft x 4.50 Ft
Furnace	16.00 Ft x 5.67 Ft		