



## 1143 Richland Road Calgary Alberta

\$1,039,000

**\*\*OPEN HOUSE SATURDAY, NOVEMBER 2ND @ 2-4 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS &**

**FLOORPLANS!\*** Discover modern living in this exquisite BRAND-NEW & MOVE-IN READY 2-storey semi-detached infill with a LEGAL BASEMENT SUITE. Spanning almost 2,800 square feet, this home offers 5 spacious bedrooms, a sunny West-facing backyard, and a double detached garage in serene Renfrew.

Thoughtful upgrades and high-end finishes adorn every corner, highlighted by a designer lighting package. The main floor features 10-foot ceilings, wide plank hardwood flooring, an open-concept dining room with oversized windows and a stunning panelled feature wall. The galley-style kitchen includes custom cabinetry, an oversized waterfall quartz island with breakfast bar seating, and a Kitchen Aid stainless steel appliance package. The cozy living room with a gas fireplace and large sliding patio doors opens to a massive deck with a privacy wall. A mudroom provides convenient backyard access, and the 2-piece powder room completes the main floor. Upstairs, 9-foot ceilings and plush carpet extend throughout. The primary bedroom boasts a panelled feature wall and dual walk-in closets. The 5-piece ensuite features a tile walk-in shower, dual sinks, quartz countertops, heated floors, a freestanding soaker tub, and a private water closet. Plus, the primary bedroom and ensuite boast downtown views through large windows. Two additional bedrooms with built-in closets, a 4-piece bathroom, a laundry area with quartz countertops and a sink complete the upper floor. The fully developed legal basement suite, designed for revenue maximization, includes 2 bedrooms, a fully equipped kitchen with Samsung appliances, and a 4-piece bathroom. Soundbar and sound-dampening insulation provide optimal privacy. Additionally, this property features dual high-efficiency furnaces, dual HRV, a 75-gallon hot water tank, an...

Primary Bedroom 14.17 Ft x 12.33 Ft

Other 6.92 Ft x 5.50 Ft

Bedroom 12.00 Ft x 11.33 Ft

Bedroom 13.50 Ft x 9.17 Ft

Laundry room 8.83 Ft x 5.92 Ft

Recreational, Games room 16.75 Ft x 9.58 Ft

Kitchen 13.25 Ft x 11.75 Ft

4pc Bathroom Measurements not available

Living room 13.92 Ft x 12.42 Ft

Kitchen 21.92 Ft x 15.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://urbanupgrade.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

**4pc Bathroom** Measurements not available  
**5pc Bathroom** Measurements not available  
**Bedroom** 10.50 Ft x 10.08 Ft  
**Bedroom** 11.75 Ft x 10.58 Ft

**Dining room** 13.33 Ft x 10.83 Ft  
**Other** 12.50 Ft x 5.33 Ft  
**2pc Bathroom** Measurements not available