



# 1141 Richland Road Calgary Alberta

\$1,039,000

**\*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 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, a double 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 huge 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, raised ceiling, 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, and an air-conditioner rough-in. The exterior ...

Primary Bedroom 14.17 Ft x 12.33 Ft

Other 8.83 Ft x 5.00 Ft

Other 6.92 Ft x 5.58 Ft

Bedroom 13.33 Ft x 10.00 Ft

Bedroom 11.33 Ft x 11.08 Ft

Bedroom 11.75 Ft x 10.92 Ft

Recreational, Games room 16.75 Ft x 9.58 Ft

Kitchen 13.00 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Living room 13.83 Ft x 12.42 Ft

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Listing Presented By:



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<http://urbanupgrade.ca/>

**RE/MAX Realty Professionals**

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**Laundry room** 8.83 Ft x 5.92 Ft

**4pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available

**Bedroom** 12.00 Ft x 10.58 Ft

**Kitchen** 21.42 Ft x 15.25 Ft

**Dining room** 12.42 Ft x 11.33 Ft

**Other** 12.42 Ft x 5.33 Ft

**2pc Bathroom** Measurements not available