

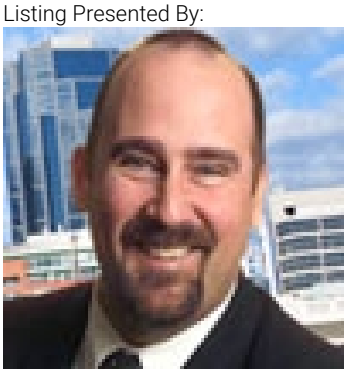
3308 Rutland Road Calgary Alberta

$2,500,000

Build your Dream Home with Treehouse Developments! An incredible opportunity to build a fully custom luxury home with an award-winning boutique builder in one of Calgary's most desirable inner-city communities. This exceptional lot is perfectly positioned directly across from a large park, offering beautiful open views, two playgrounds, a skating rink and expansive green space, an increasingly rare setting for an inner-city home. Located in Rutland Park, a hidden inner-city gem characterized primarily by single-family homes, this is the last available lot in a collection of newer luxury homes completing this exclusive cul-de-sac. Enjoy the privacy and openness of looking onto the park rather than neighbouring homes, while being just minutes from the shops, restaurants and amenities of Marda Loop and an easy commute to downtown. Build a home designed specifically around your family, your lifestyle and the way you live. The plans and images shown are samples only and can be completely customized. The proposed design demonstrates the possibilities for this exceptional property, with approximately 3,600+ sq. ft. above grade plus a fully developed lower level, four bedrooms upstairs and two additional bedrooms down. The sample specification includes an impressive open-concept main floor with 10' ceilings, expansive windows, engineered hardwood, custom millwork and built-ins, a spectacular chef's kitchen with custom cabinetry, stone countertops, premium appliances and a large walk-in pantry. A private main-floor office, mudroom with custom lockers and an oversized great room create a home equally suited to everyday family life and entertaining. Upstairs, imagine a luxurious primary retreat with vaulted ceiling, large walk-in closet and spa-inspired ensuite featuring a freestanding tub, heated floors and steam shower. Three additional bedrooms, a bonus room and generous l...

Bedroom 11.75 Ft x 11.58 Ft
Bedroom 11.67 Ft x 11.67 Ft
3pc Bathroom 10.83 Ft x 5.33 Ft
Great room 17.00 Ft x 16.67 Ft
Kitchen 17.33 Ft x 19.00 Ft
Pantry 6.17 Ft x 10.67 Ft
Den 15.50 Ft x 9.17 Ft
2pc Bathroom 7.00 Ft x 6.00 Ft
Bonus Room 11.00 Ft x 15.00 Ft
Primary Bedroom 15.67 Ft x 16.67 Ft
Other 11.50 Ft x 6.00 Ft
Other 10.83 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

https://danellekaspers.ca/

RE/MAX Realty Professionals

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Dining room 15.50 Ft x 12.50 Ft

Breakfast 15.50 Ft x 12.50 Ft

Foyer 14.00 Ft x 9.00 Ft

Other 6.17 Ft x 9.33 Ft

5pc Bathroom 11.50 Ft x 14.00 Ft

Bedroom 12.50 Ft x 12.67 Ft

Bedroom 12.50 Ft x 12.67 Ft