



## 3725 Richmond Road Calgary Alberta

\$998,000

Experience elevated living in THIS NEWLY CONSTRUCTED FARMHOUSE-STYLE DUPLEX, located in the sought-after community of RUTLAND PARK! This 4-bedroom, 3.5-bath home is designed for those who appreciate luxury and detail in every corner. Step inside to find a dramatic powder room with modern wallpaper and a contemporary black vessel sink, setting the tone for the home's stylish finishes. The open-concept main floor features a state-of-the-art kitchen equipped with high-end stainless steel appliances, an expansive island with a waterfall quartz countertop, and unique floating wood shelves that add warmth to the sleek design. The living room, complete with a full-height marble-style tile fireplace and custom built-ins, is an inviting space for cozy gatherings and everyday comfort. The upper level is a private retreat, highlighted by a spacious primary suite with vaulted ceilings, a custom-organized walk-in closet, and a spa-like ensuite. Enjoy a freestanding soaking tub, floor-to-ceiling designer tile, a glass-enclosed shower with rain shower head, and dual sinks, creating a luxurious escape within your home. The second floor also includes two additional bedrooms, a 4-piece bathroom with designer fixtures, and a laundry room for ultimate convenience. The fully developed basement extends the home's living space, featuring a large rec room complete with a built-in wet bar, making it ideal for entertaining or movie nights. An additional bedroom and full bath provide privacy and flexibility for guests or a home office. Outdoors, the private patio and fenced yard offer a tranquil space for relaxation or dining in the summer. Additional features of this stunning home include hardwood flooring throughout, 9-ft ceilings, rough-ins for AC and security cameras, and an EV-ready garage with roughed in electrical for a charger. Nestled in Rutland Park, this home is just moments away ...

Recreational, Games room 19.00 Ft x 17.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 13.00 Ft x 11.33 Ft

Furnace 16.08 Ft x 5.50 Ft

Living room 14.92 Ft x 13.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 9.08 Ft x 17.67 Ft

Bedroom 11.67 Ft x 9.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.00 Ft x 12.67 Ft

Other 14.33 Ft x 7.58 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

**Other** 9.42 Ft x 5.83 Ft

**Dining room** 13.92 Ft x 10.33 Ft

**Bedroom** 11.08 Ft x 9.92 Ft

**Laundry room** 5.92 Ft x 3.00 Ft