



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3727 Richmond Road SW  
Calgary, Alberta

MLS # A2239584



**\$799,000**

|           |                                                       |        |                  |
|-----------|-------------------------------------------------------|--------|------------------|
| Division: | Killarney/Glengarry                                   |        |                  |
| Type:     | Residential/Duplex                                    |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                       |        |                  |
| Size:     | 1,896 sq.ft.                                          | Age:   | 2022 (3 yrs old) |
| Beds:     | 4                                                     | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                |        |                  |
| Lot Size: | 0.07 Acre                                             |        |                  |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Rectangular Lot |        |                  |

|             |                                     |            |      |
|-------------|-------------------------------------|------------|------|
| Heating:    | Forced Air                          | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                     | Condo Fee: | -    |
| Basement:   | Finished, Full                      | LLD:       | -    |
| Exterior:   | Concrete, Stone, Stucco, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete                     | Utilities: | -    |

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Watch the Full Video Tour &mdash; Fall in Love with This Stunning Rutland Park Home! | BRAND NEW | SOUTH-FACING BACKYARD | DESIGNER FINISHES | INCREDIBLE VALUE | INNER-CITY CALGARY LIVING Welcome to your dream home in the heart of Rutland Park, Calgary &mdash; a brand-new, luxury semi-detached home offering 1,895 sq ft of thoughtfully designed living space. This stunning 4-bedroom, 3.5-bathroom home is where contemporary elegance meets modern comfort, delivering an exceptional living experience for families, professionals, and discerning buyers alike. As you step inside, you're welcomed by a bright, open-concept main floor with soaring 9-foot ceilings, wide-plank engineered hardwood floors, and oversized windows that flood the home with natural light. The designer kitchen is a true showstopper, featuring custom cabinetry, premium stainless steel appliances, a large quartz waterfall island, and sleek pendant lighting &mdash; perfect for family meals and effortless entertaining. The adjacent living and dining areas impress with a statement gas fireplace, full-height designer tile, custom built-ins, and seamless access to your private south-facing backyard &mdash; an ideal outdoor retreat for BBQs, gardening, or soaking up the sun. Upstairs, discover the primary bedroom suite, your personal oasis complete with a custom walk-in closet and a spa-inspired ensuite featuring dual vanities, a luxurious soaker tub, and a frameless glass shower. Two spacious additional bedrooms, a beautifully designed full bathroom, and a convenient upper-level laundry room complete this floor. The fully developed basement offers a versatile family room with wet bar, a fourth bedroom, and another full bathroom &mdash; perfect for guests, a home office, gym, or cozy media room. Every detail has been meticulously curated, blending luxury finishes with

superior functionality and style, all on a desirable south-facing lot in one of Calgary’s most sought-after inner-city communities.