



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**3729 Richmond Road SW**  
**Calgary, Alberta**

**MLS # A2238554**



**\$799,000**

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

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

**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:** None

Experience elevated living in this masterfully designed, newly constructed farmhouse-inspired duplex, nestled in the heart of the coveted community of Rutland Park. Thoughtfully envisioned by award-winning interior designer Rochelle Cote, this 4-bedroom, 3.5-bathroom residence seamlessly blends modern sophistication with timeless charm, delivering an unparalleled standard of luxury and craftsmanship. From the moment you step inside, you are welcomed by an abundance of natural light, exquisite feature walls, and carefully curated details that infuse character and warmth throughout. The open-concept main floor is a masterpiece for entertaining, anchored by a stunning chef’s kitchen outfitted with top-of-the-line stainless steel appliances, a striking waterfall-edge quartz island, and handcrafted wood shelving that beautifully balances rustic charm with contemporary elegance. The adjacent living area is both inviting and refined, showcasing a floor-to-ceiling tiled gas fireplace framed by custom-built-ins perfect for cozy family evenings or sophisticated gatherings. At the rear, a thoughtfully designed mudroom with custom storage, bench seating, and built-in closets offers functional style for daily living, while the chic powder room, adorned with bold designer wallpaper and a sculptural vessel sink, makes an unforgettable impression on guests. Upstairs, retreat to a luxurious primary suite that feels like a private sanctuary. Here, soaring vaulted ceilings, a meticulously crafted walk-in closet, and a spa-inspired ensuite await, complete with an elegant freestanding soaker tub, frameless glass rain shower, floor-to-ceiling designer tilework, and dual vanities for a true indulgence in everyday living. Two additional spacious bedrooms, a beautifully appointed full bath, and a dedicated laundry room complete the upper floor, offering both style and practicality.

The fully developed lower level provides an expansive recreational space, featuring a built-in wet bar for effortless entertaining, a fourth bedroom ideal for guests or a home office, and a full bathroom, all designed with the same attention to detail and high-end finishes seen throughout the home. Step outside to your private patio and fully fenced south-facing backyard, a sunlit oasis perfect for al fresco dining, summer entertaining, or tranquil moments of relaxation. Additional highlights include 9-foot ceilings, wide-plank hardwood flooring, rough-ins for A/C and security cameras, and an EV-ready double garage with electrical pre-wiring for a future charger. Set in a premium location just moments from top-rated schools, Mount Royal University, lush parks, Marda Loop, Westhills Shopping Centre, and Glenmore Athletic Park, this exceptional home offers the perfect blend of urban convenience and neighborhood charm. With easy access to downtown Calgary, Crowchild Trail, and Glenmore Trail, this is a rare opportunity to own a home where thoughtful design, luxury, and lifestyle come together beautifully.