



GRASSROOTS
REALTY GROUP

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2413B Richmond Road SW
Calgary, Alberta

MLS # A2340311



\$885,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,682 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Wet Bar		

Inclusions: N/A

Welcome to this gorgeous, feature-packed executive infill located at 2413B Richmond Rd SW, offering unparalleled craftsmanship and distinct luxury upgrades throughout. The main floor welcomes you with soaring 9.5-foot ceilings and premium 5/8" engineered hardwood flooring. At the heart of the home is a chef-inspired central kitchen equipped with high-end appliances and pristine quartz countertops. The adjacent family room offers a perfect space for relaxation, featuring a cozy gas fireplace with a stunning stone surround and custom built-in cabinetry. The upper level boasts 8-foot doors and soaring vaulted ceilings with extra windows that flood the space with natural light. The massive master suite serves as a private oasis, complete with a vaulted ensuite featuring a luxury steam shower, jetted tub, dual sinks, a water closet, and a walk-in closet. Two additional bedrooms and a convenient upper-floor laundry room complete this level. The fully developed basement maximizes functionality with 9-foot ceilings, a massive family room with an additional fireplace, and a dedicated wet bar entertainment area. A large fourth bedroom and a full 3-piece bathroom make this lower level perfect for guests or teenagers. This exceptional property comes fully landscaped and beautifully maintained.