

\$1,099,900 - 1208 Richland Road Ne, Calgary

MLS® #A2132161

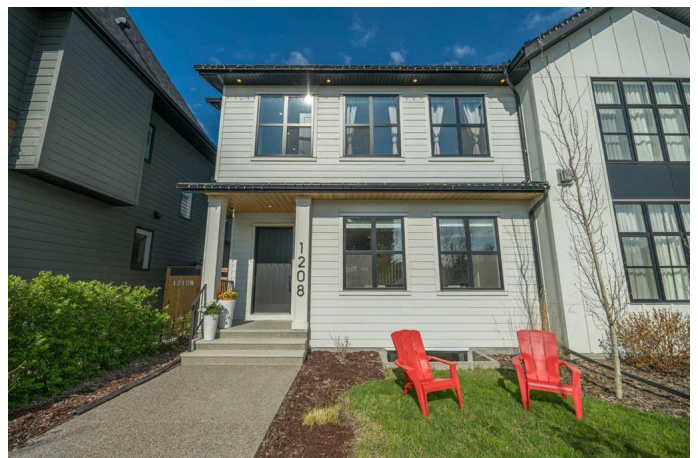
\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,438 sqft

Residential on 0.08 Acres

Renfrew, Calgary, Alberta

BEAUTIFULLY DESIGNED AND BUILT 4 BED, 3.5 BATH DUPLEX WITH GARAGE AND GREAT INNER CITY LOCATION. Contemporary design, attention to detail and quality finishes are the hallmarks of this stunning home that offers over 2,437.57 sq ft of living space. Located on a quiet street, close to a wealth of inner-city amenities, you also have quick access to major routes and downtown. The open concept main level welcomes you in with a generous foyer, 10' ceilings, large windows with lots of natural light and light oak hardwood flooring. A spacious living room, with a gas fireplace and built-in cupboard, leads through to a dining area large enough to host family and friends. The beautiful kitchen features white, ceiling height cabinetry, high-end SS appliances including a 6-burner gas cooktop, wall oven and microwave, large island/breakfast bar and quartz countertops. Completing the kitchen is a separate coffee area with pot drawers and shelving, and a walk-in pantry. Adjacent to the kitchen is a breakfast nook, with a powder room to one side and a mudroom with built-in bench and shelving to the other side. A skylight lights the stairs to the upper level where you have 3 spacious bedrooms, including a primary suite with large windows and a spa-like ensuite bathroom, finished with 2 separate vanities, stand-alone tub, glassed-in shower in-floor heat and separate WC. Off the bathroom is a large walk-through closet with a skylight leading through to a



well-equipped laundry room with built-in cabinets, sink, drying rack and door to the hallway. Completing this level is a full 5 PC bathroom with a dual sink vanity. The basement level offers a very spacious rec room with a wet bar, large bedroom with walk-in closet, a full 3 PC bathroom and storage. Enjoy summer BBQs and relaxing on the 2 level back deck and fenced yard. The double detached garage has back lane access. Additional features include exposed aggregate walkways and window wells, water filtration system and central A/C. Close to aquatic center, parks, walking trails, schools, Calgary zoo, restaurants, bistros and so much more. View the 3D tour, photos and floor plans and call for a private viewing today!

Built in 2020

Essential Information

MLS® #	A2132161
Price	\$1,099,900
Sold Price	\$1,057,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,438
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1208 Richland Road Ne
Subdivision	Renfrew
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 5M4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, High Ceilings, Kitchen Island
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 27th, 2024
Days on Market	42
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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