

# \$2,200,000 - 3719 Kerrydale Road Sw, Calgary

MLS® #A2205225

**\$2,200,000**

4 Bedroom, 4.00 Bathroom, 2,901 sqft  
Residential on 0.15 Acres

Rutland Park, Calgary, Alberta

Experience Elevated Inner-City Living. Welcome to the epitome of refined elegance and urban luxury. This exquisite two-storey residence with a WEST-facing backyard is nestled in one of Calgary's most coveted inner-city neighbourhoods—renowned for its expansive lots, mature tree-lined streets, and strong sense of community. Ideally positioned just moments from Mount Royal University, Marda Loop, and major commuter routes, this home offers the perfect blend of prestige and convenience. Step inside and be greeted by a grand 14-foot foyer and soaring 10-foot ceilings, setting the tone for nearly 4,000 sq ft of impeccably designed living space. The open-concept main floor is both sophisticated and inviting, centred around a gourmet chef's kitchen complete with premium Thermador appliances, bespoke cabinetry, and an expansive island—an entertainer's dream. Adjacent to the kitchen, the heated dining area offers comfort year-round and features a hidden walk-in pantry for discreet storage of your favourite ingredients and dishware. Oversized windows flood the space with natural light, while the sleek gas fireplace anchors the main living area with warmth and contemporary style. Step outside to your 22x20 west-facing deck, where a wood-burning fireplace creates an idyllic setting for evening gatherings or tranquil mornings. Ascend the custom walnut staircase to your luxurious primary suite—a true sanctuary. Relax in the spa-inspired heated



ensuite featuring a deep soaker tub, oversized steam shower, dual vanities, and an enviable walk-in closet. Two additional upper-level bedrooms offer custom closets and share a beautifully appointed Jack & Jill bathroom. The fully developed basement continues to impress with in-floor heating, a fourth bedroom with a large window, a full bathroom, wet bar, climate-controlled wine room, and a spacious recreation area perfect for movie nights or hosting family and friends. Car enthusiasts will appreciate the oversized triple garage with epoxy flooring, radiant heat, and high doors to accommodate all your vehicles and gear. The meticulously landscaped west-facing backyard features exposed aggregate, mature trees, and a fully integrated underground sprinkler system to keep your oasis lush all summer long. This is more than a home—it's a lifestyle. Steps from parks, an outdoor hockey rink, scenic pathways, local boutiques, cafés, and some of Calgary's most respected schools, this residence invites you to enjoy the best of inner-city living in comfort and style.

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205225    |
| Price          | \$2,200,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,901       |
| Acres          | 0.15        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 3719 Kerrydale Road Sw  
Subdivision Rutland Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code t3e4t3

### Amenities

Parking Spaces 3  
Parking Heated Garage, Insulated, Open  
# of Garages 3

### Interior

Interior Features Central Vacuum, Chandelier, Smoking Home, Open Floor Lighting, Storage, Sump Pump, Wet Bar, Wired for Sound

Appliances Bar Fridge, Built-In Refrigerator, Freezer, Gas Stove, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Forced Air, Humidity Control

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 24th, 2025



|                |      |
|----------------|------|
| Days on Market | 8    |
| Zoning         | R-CG |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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