# 3308 Rutland Road SW

Calgary | Active | MLS® A2355156

**$2,500,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **6** | **5** | **2026** | **3,657 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Capital Realty

# A closer look

Build your Dream Home with Treehouse Developments! An incredible opportunity to build a fully custom luxury home with an award-winning boutique builder in one of Calgary's most desirable inner-city communities. This exceptional lot is perfectly positioned directly across from a large park, offering beautiful open views, two playgrounds, a skating rink and expansive green space, an increasingly rare setting for an inner-city home. Located in Rutland Park, a hidden inner-city gem characterized primarily by single-family homes, this is the last available lot in a collection of newer luxury homes completing this exclusive cul-de-sac. Enjoy the privacy and openness of looking onto the park rather than neighbouring homes, while being just minutes from the shops, restaurants and amenities of Marda Loop and an easy commute to downtown. Build a home designed specifically around your family, your lifestyle and the way you live. The plans and images shown are samples only and can be completely customized. The proposed design demonstrates the possibilities for this exceptional property, with approximately 3,600+ sq. ft. above grade plus a fully developed lower level, four bedrooms upstairs and two additional bedrooms down. The sample specification includes an impressive open-concept main floor with 10' ceilings, expansive windows, engineered hardwood, custom millwork and built-ins, a spectacular chef's kitchen with custom cabinetry, stone countertops, premium appliances and a large walk-in pantry. A private main-floor office, mudroom with custom lockers and an oversized great room create a home equally suited to everyday family life and entertaining. Upstairs, imagine a luxurious primary retreat with vaulted ceiling, large walk-in closet and spa-inspired ensuite featuring a freestanding tub, heated floors and steam shower. Three additional bedrooms, a bonus room and generous laundry room provide exceptional functionality for a busy family. The proposed fully developed lower level offers in-floor radiant heat, two additional bedrooms, recreation and entertaining space, wet bar and space for a home gym or studio. Outdoor living can be equally impressive with a large deck and covered patio designed for year-round enjoyment. Additional possibilities include a heated triple-car garage, high-efficiency mechanical systems, air conditioning, extensive lighting and home-automation wiring, premium exterior materials and professionally designed landscaping. Treehouse Developments has built its reputation on quality craftsmanship, thoughtful design and personalized service. Photos are examples of previous Treehouse projects and illustrate the quality and level of finishing available. This is more than a new home, it is the opportunity to create a one-of-a-kind home from the ground up, in an irreplaceable location. Visit Treehouse Development website for full portfolio.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355156 |
| **Bedrooms** | 6 |
| **Bathrooms** | 5 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |

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|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 3,657 sq. ft. |
| **Main Level Finished Area:** | 1,782 sq. ft. |
| **Upper Level Finished Area:** | 1,875 sq. ft. |
| **Below Grade Finished Area:** | 1,585 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,984 sq. ft. |
| **Lot Frontage:** | 50'½" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 10 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 6 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 5.0 (Full:4, Half:1) |
| **Num Ensuite Baths:** | 2 |
| **Plan:** | 6498HA |
| **Heating:** | In Floor, Forced Air, Humidity Control, Zoned |

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| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Cement Fiber Board, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile, Vinyl |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 3 |
| **Parking:** | Heated Garage, Triple Garage Detached |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Rutland Park |
| **Appliances:** | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Induction Cooktop, Microwave, Range Hood, Washer |
| **Inclusions:** | n/a |
| **Restrictions:** | None Known |
| **Main Floor** | Great Room · 17' × 16'8" · |
| **Main Floor** | Kitchen · 19' × 17'4" · |
| **Main Floor** | Pantry · 10'8" × 6'2" · |

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|---|---|
| **Main Floor** | Dining Room · 15'6" × 12'6" · |
| **Main Floor** | Breakfast Nook · 15'6" × 12'6" · |
| **Main Floor** | Foyer · 14' × 9' · |
| **Main Floor** | Mud Room · 9'4" × 6'2" · |
| **Main Floor** | Den · 15'6" × 9'2" · |
| **Upper Level** | Bonus Room · 15' × 11' · |
| **Upper Level** | Bedroom - Primary · 16'8" × 15'8" · |
| **Upper Level** | Walk-In Closet · 11'6" × 6' · |
| **Upper Level** | Walk-In Closet · 10'10" × 5'6" · |
| **Upper Level** | Bedroom · 12'8" × 12'6" · |
| **Upper Level** | Bedroom · 12'8" × 12'6" · |
| **Upper Level** | Bedroom · 12'6" × 11' · |
| **Upper Level** | Laundry · 8'2" × 6'6" · |
| **Lower Level** | Bedroom · 11'9" × 11'7" · |
| **Lower Level** | Bedroom · 11'8" × 11'8" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound |
| **Exterior Features:** | BBQ gas line, Lighting, Private Yard |
| **Patio And Porch Features:** | Deck, Porch |
| **Lot Features:** | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |

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|---|---|
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 27, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3308-rutland-road-sw-calgary-a2355156/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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