



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2832 42 Street SW
Calgary, Alberta

MLS # A2228292



\$1,190,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Step into this beautifully crafted, meticulously maintained masterpiece built by Casil Customs Homes offering over 3,100 sq ft of fully finished living space. This stunning home blends comfort, function, and style in every corner. As you enter, you're greeted by an abundance of natural light and gleaming hardwood floors that flow throughout the main level. The heart of the home is a chef-inspired kitchen featuring a large center island, stainless steel appliances, breakfast bar, and extensive cabinetry and counter space — perfect for cooking and entertaining. The open-concept layout connects the kitchen to the spacious dining and living areas, making family dinners or social gatherings effortless. From here, double patio doors lead to a composite deck, creating the perfect indoor-outdoor living experience. Need a quiet workspace? A spacious main-floor office/den at the front of the home offers flexibility and privacy. Upstairs, the luxurious primary suite is your personal retreat with vaulted ceilings, a walk-in closet, and a breathtaking 5-piece ensuite featuring a two-sided fireplace. You'll also find two additional generously sized bedrooms (one with a walk-in closet), a full 4-piece bathroom, and a convenient upstairs laundry room with built-in sink. The fully finished basement adds even more value with a fourth bedroom, another full bathroom, and a recreation/media room complete with wired-in speakers—perfect for movie nights or entertaining. In addition there is a fully insulated and heated garage and the basement is plumbed for in floor heat. This home is the full package—don't miss your chance to make it yours!