



GRASSROOTS
REALTY GROUP

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42 Collingwood Place NW
Calgary, Alberta

MLS # A2251770



\$1,149,900

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: None

****MOVE-IN READY** COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | LEGAL 2 BDRM BASEMENT SUITE.** Welcome to 42 Collingwood Place. Situated on a 32' x 100' lot atop a quiet cul-de-sac in Collingwood Place, this custom-built home features over 3,000 sqft of total living area with a unique floorplan. Every detail has been meticulously planned for OPTIMAL LIVING. The main floor features 10' CEILINGS and a bright south-facing dining area to house all your guests over the holidays. The chef's kitchen is built with an OVERSIZED ISLAND with quartz counters and LED-under-lighting, matching quartz backsplash, full-height cabinetry and a pot-filler above the 36" gas range. A COFFEE BAR with cabinetry and a beverage fridge adds convenience. A private office is secluded by custom French-inspired iron and glass casement sliding doors provides a sanctuary. The living room features an electric fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom which featuring floor-to-ceiling cabinetry for ample gear storage. The RARE ATTACHED double garage is FULLY INSULATED, drywalled, and includes a 200 AMP breaker, and gas heater and EV charger rough-ins. Upstairs, the primary suite offers breathtaking views of DOWNTOWN CALGARY and the ROCKY MOUNTAINS, an expansive walk-in closet, and a dual vanity ensuite with an OVERSIZED SOAKER TUB, STEAM SHOWER with dual niches, and a standalone VANITY COUNTER with a light-up mirror. A frosted glass window provides privacy while allowing in natural light. The laundry room features quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook NOSEHILL PARK, each with custom closet built-ins. A main bathroom and linen closet complete this level. All

bathrooms (except the powder room) include IN-FLOOR HEATING and LED underlighting. The LEGAL BASEMENT SUITE boasts 9' ceilings, a spacious kitchen, a large living area, and TWO BEDROOMS. The suite comes with a full kitchen / laundry appliance package. The mechanical room features TWO furnaces, an A/C unit for the main, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard (vinyl decking) includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. CONFEDERATION PARK is just steps away to the south, with Nose Hill Park to the north. Short walk to Collingwood elementary school , St. Francis High School & bus stops, plus easy access to downtown. Close to all amenities—Calgary Winter Club, shopping malls, U of C, Children and Foothills Hospitals. This home blends urban convenience with natural beauty and offers downtown & mountain views. Fully hardwired for security systems and cameras, it also qualifies for CMHC's 30-year amortization and GST rebates—check with your lender/accountant! Built by Archway Developments, a family-owned business with 20+ years of experience, this home is backed by Progressive New Home Warranty.