



GRASSROOTS
REALTY GROUP

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

2835 42 Street SW
Calgary, Alberta

MLS # A2273215



\$959,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape, Private		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Main Floor and Basement TV Mounts

Welcome to 2835 42 ST SW, a spectacular custom-designed infill brimming with high-end finishes and thoughtful custom details. The moment you step inside, you'll fall in love with the expansive sun-soaked windows and soaring 10-foot detailed ceilings. The heart of the home is the gourmet chef's kitchen, a showstopper anchored by an oversized central island. It features a modern apron sink, timeless custom cabinetry, beautiful backsplash complete with a built-in pot filler, a custom crafted hood fan, and a premium appliance package—a truly exceptional space ready for any gathering. The spacious living room is highlighted by an eye-catching gas fireplace flanked by custom built-ins and seamlessly flows out onto the incredible west-facing backyard entertaining space. A large dining area, a thoughtfully curated mudroom, and a stylish powder room complete this meticulously designed main level. Ascend to the upper floor, which hosts a lavish primary suite designed as a true sanctuary that you won't want to leave. Here, you'll find detailed ceilings, a HUGE custom walk-in wardrobe, and a spa-inspired ensuite. This retreat indulges you with in-floor heating, an underlit floating vanity with dual sinks, a deep soaker tub, an artistic feature wall, and a luxurious tiled steam shower. This level also features two bright guest rooms, a dedicated second full bathroom, and a generous laundry room with a separate sink and ample built-in storage. The lower level is your ultimate entertainment zone, featuring comfortable 9-foot ceilings. Prepare to host in style with a fully equipped wet bar, a truly incredible custom-designed wine cellar built directly into the staircase, and integrated built-in speakers for a true theatre experience. This level is completed by a bright and spacious guest bedroom with a walk-in closet and an upgraded bathroom. Located just minutes

from downtown, desirable schools, and all essential amenities, this location offers unparalleled urban convenience. Don't miss this opportunity to acquire this spectacular, move-in-ready property. For a better look and more additional information, be sure to view the immersive 3D Virtual Open House Tour and download the full detailed feature list.