

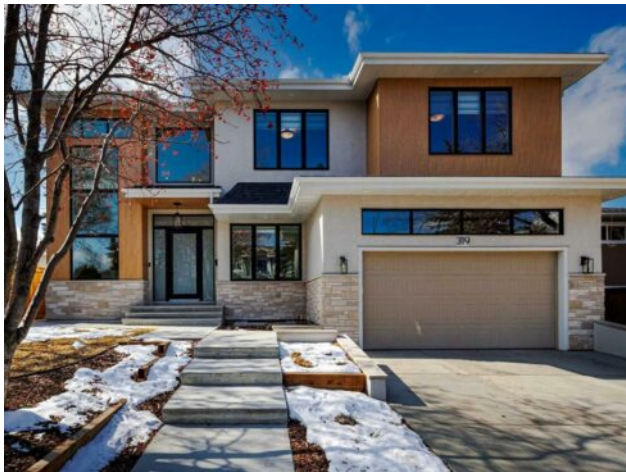


GRASSROOTS
REALTY GROUP

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319 42 Street SW
Calgary, Alberta

MLS # A2204414



\$2,700,000

Division:	Wildwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,769 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Tandem		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectang		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Irrigation System , Two AC units, Retractable Hoses for Central Vacuum System, Miele Microwave - Speed Oven (NOTE - Main Floor Appliances are all Miele expect for Bar/Beverage Fridge)		

Welcome to the finest of Wildwood! This Custom-Built Masterpiece was meticulously designed & is an exemplary testament to fine luxury homes. This two-storey 4 bedroom and 4.5-bathroom home is ideal for a large family seeking the ultimate dream home to live & entertain. There are no neighbours behind as this home backs onto a children's park. As you enter this home, you will be welcomed by a grand open foyer with elevated ceilings, warm earth tone colours, and great Lux windows offering an abundance of natural light. The open concept main floor offers an impressive white oak staircase, white oak wide plank hardwood floors, front home office, large living & dining area, roomy mud room, and pantry. The custom-built floor to ceiling kitchen highlights beautiful premium granite countertops, an expansive 10' long island, champagne bronze fixtures, and Miele appliances that include a built-in panelled fridge/freezer, natural gas range, range hood, built-in wall convection oven, and speed oven/microwave. The spacious living room has elegant wall-to-wall built-ins & a gas fireplace. The long stretch of windows & patio doors along the back wall floods the main floor with natural light. The living area is adjacent to a sheltered deck through the patio doors that lead out to a beautifully landscaped backyard with firepit area. Upstairs you will find a stunning Primary Bedroom with 12 ft soaring ceilings, oversized windows, oversized custom-built walk-in closet & a spa-inspired 6-piece ensuite. The luxurious ensuite offers 24 x 48 Italian tile finishes, in-floor heating, a freestanding soaking tub, an oversized stand-up shower with rain head & body sprays. The two additional bedrooms upstairs offer generous spaces with each having a custom-built walk-in closet and 3-piece ensuites. Completing the upper floor is an oversized laundry room offering a sink & ample

storage. The carpeted fully finished basement offers additional living space with one additional bedroom, 9’ clear ceilings, a 3-pc bathroom with stand-up shower, a gym with durable gym flooring & mirrored walls, a wet bar with 36” fridge, hydronic in-floor heating & a large entertainment media room with an acoustic panel wall with built-ins and rough-in for sound surround. The outdoor areas have been thoughtfully landscaped with perennial plants, an irrigation system, and front & rear brush finished concrete patios. The backyard features a covered concrete deck & separate deck with natural gas BBQ hookup. The oversized, drywalled, insulated, & spray foamed double attached tandem garage offers hydronic in-floor heating, hot & cold-water taps, and tall ceilings. The mechanical room features a boiler system for in-floor heating and domestic hot water, 2 Carrier high-efficiency heat furnaces, & an HRV system. This home is close to Wildwood Community Association, Wildwood Elementary, Edworthy Park, Shaganappi Point Golf Course, minutes to DT Calgary, & steps from the Bow River Valley. Do not miss out & book your showing today!