

# \$2,700,000 - 319 42 Street Sw, Calgary

MLS® #A2204414

**\$2,700,000**

4 Bedroom, 5.00 Bathroom, 3,769 sqft

Residential on 0.13 Acres

Wildwood, Calgary, Alberta

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, 9â€™™ clear ceilings, a 3-pc bathroom with stand-up shower, a gym with durable gym flooring & mirrored walls, a wet bar with 36â€• 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!

Built in 2024

**Essential Information**

MLS® #	A2204414
Price	\$2,700,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,769
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	319 42 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, Tandem
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Granite Counters, Natural Woodwork
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Built-In Refrigerator, Gas Cooktop, See Remarks
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	43
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.