

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 ensuite. 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!

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

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
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	8
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
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