

15 42 Street SW  
Calgary, Alberta

MLS # A2233475

**\$2,695,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Wildwood               |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 3,393 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                      | Baths: | 4 full / 1 half  |
| Garage:   | Triple Garage Attached |        |                  |
| Lot Size: | 0.14 Acre              |        |                  |
| Lot Feat: | Back Lane, Back Yard   |        |                  |

|             |                                       |            |      |
|-------------|---------------------------------------|------------|------|
| Heating:    | Forced Air                            | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                       | Condo Fee: | -    |
| Basement:   | Finished, Full                        | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Stone, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete                       | Utilities: | -    |
| Features:   | See Remarks                           |            |      |

Inclusions: N/A

Sophistication and craftsmanship define this exceptional custom-designed residence located in the heart of Wildwood. Set on a beautiful, street just steps from the Bow River Valley and its scenic pathways, this impressive home offers a sunny west-facing backyard and a triple front-attached garage with oversized doors. Exposed aggregate concrete driveway preludes a welcoming front porch and an elegant foyer with a soaring cathedral ceiling. The open-concept main floor is ideal for both daily living and entertaining. A front office or flexible-use room provides a quiet workspace, while the spacious great room features a striking gas fireplace and flows seamlessly into the dining area. Sliding patio doors open to a sun-filled west-facing deck. The chef's kitchen is the centrepiece of the home, showcasing a large island with seating, custom cabinetry, quartz countertops, high-end appliances, and a generous walk-in pantry. Wide-plank hardwood flooring, oversized windows, and ten-foot ceilings create a bright and inviting atmosphere. A stylish powder room and a thoughtfully designed mudroom complete the main level. Upstairs, you will find three spacious bedrooms, each with access to its own bathroom, along with a large bonus room and a full laundry room. The primary suite is a private retreat with vaulted ceilings and a spa-inspired ensuite featuring a freestanding soaker tub, a custom steam shower, and double vanities. The walk-in closet is truly remarkable, nearly the size of a bedroom, with custom-built-ins and ample space to organize and display wardrobe collections, offering a beautiful and functional environment to get dressed each day. The fully finished basement extends the living space with a fourth bedroom, a full bathroom with a second steam shower, and a large recreation room complete with a custom wet bar perfect for hosting guests or

relaxing with family. Expertly crafted by Lexiar Homes and designed by Savelica Designs, this is a rare opportunity to own a home of this calibre in one of Calgary’s most sought-after communities. Located close to parks, top-rated schools, and just minutes from downtown.