

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	14
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
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