

15 42 Street SW  
Calgary, Alberta

MLS # A2193362



## \$2,795,000

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

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Wet Bar |                   |      |

**Inclusions:** N/A

Sophistication meets craftsmanship—an exquisite, custom-designed masterpiece in the heart of Wildwood. Nestled on a picturesque street just steps from the Bow River Valley and its scenic pathways, this stunning residence offers a sunny west-facing backyard and a triple-front garage with oversized doors offering plenty of room for your choice of vehicles. An exposed aggregate concrete driveway leads to the inviting front porch and grand foyer beyond, where a soaring cathedral vaulted ceiling sets the tone for the elegance within. The open-concept main floor is designed for both daily living and entertaining. A front office or flex room makes the perfect home workspace or cozy library. The spacious great room is centered around a beautiful gas fireplace—ideal on chilly evenings or when hosting intimate gatherings. Adjacent to it, the dining area offers seamless indoor-outdoor living with sliding patio doors leading to a sun-drenched west-facing deck. At the heart of the home is the chef’s kitchen—a true masterpiece. It showcases a massive island with an eating bar, an abundance of custom cabinetry, a built-in buffet, quartz countertops, and top-of-the-line appliances. A generous walk-in pantry keeps everything organized, whether you’re stocking up on everyday essentials or storing ingredients for your next dinner party. Wide-plank engineered hardwood flooring, soaring 10’ ceilings, and oversized windows flood the main floor with natural light, creating an airy and inviting atmosphere. Completing the main floor is a stylish powder room and a well-designed mudroom keeping daily life organized and clutter-free. Upstairs, the home continues to impress. You will find three spacious bedrooms, each with access to its own bathroom, a large bonus room, and a convenient laundry room. The

primary suite is a true sanctuary. Vaulted ceilings add to the grandeur, while the enormous custom walk-in closet provides space for even the most extensive wardrobe. The spa-inspired ensuite invites relaxation with a freestanding soaking tub, a custom steam shower, and dual sinks—perfect for unwinding at the end of the day. The fully finished basement extends the living space with a fourth bedroom, a well-appointed bathroom with a second steam shower, and a sprawling recreation room complete with a wet bar. Beyond its exceptional design and craftsmanship, this home offers the best of Wildwood—just steps from the Bow River Valley, close to top-rated schools, numerous parks, and only minutes from downtown Calgary. Designed by Savelica Designs and expertly crafted by Lexiar Homes, this is a rare opportunity to own a residence of this calibre in such a prime location. Don't miss this rare opportunity to make this magnificent home yours!