

2832 42 Street SW  
Calgary, Alberta

MLS # A2228292



**\$1,190,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Step into this beautifully crafted, meticulously maintained masterpiece built by Casil Customs Homes offering over 3,100 sq ft of fully finished living space. This stunning home blends comfort, function, and style in every corner. As you enter, you're greeted by an abundance of natural light and gleaming hardwood floors that flow throughout the main level. The heart of the home is a chef-inspired kitchen featuring a large center island, stainless steel appliances, breakfast bar, and extensive cabinetry and counter space — perfect for cooking and entertaining. The open-concept layout connects the kitchen to the spacious dining and living areas, making family dinners or social gatherings effortless. From here, double patio doors lead to a composite deck, creating the perfect indoor-outdoor living experience. Need a quiet workspace? A spacious main-floor office/den at the front of the home offers flexibility and privacy. Upstairs, the luxurious primary suite is your personal retreat with vaulted ceilings, a walk-in closet, and a breathtaking 5-piece ensuite featuring a two-sided fireplace. You'll also find two additional generously sized bedrooms (one with a walk-in closet), a full 4-piece bathroom, and a convenient upstairs laundry room with built-in sink. The fully finished basement adds even more value with a fourth bedroom, another full bathroom, and a recreation/media room complete with wired-in speakers — perfect for movie nights or entertaining. In addition there is a fully insulated and heated garage and the basement is plumbed for in floor heat. This home is the full package — don't miss your chance to make it yours!