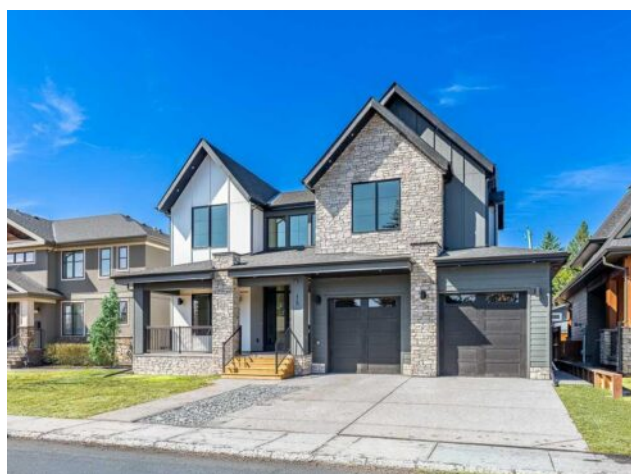


15 42 Street SW  
Calgary, Alberta

MLS # A2311615



## \$2,675,000

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,393 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<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		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

OPEN HOUSE SATURDAY MAY 16 & SUNDAY MAY 17 200 - 400PM | Sophistication and craftsmanship define this exceptional custom-designed residence, ideally situated on a beautiful street in the heart of Wildwood. Just steps from the Bow River with its extensive pathway system, Edworthy Park and the Wildwood Community Association, this remarkable home offers an unparalleled lifestyle in one of Calgary's most sought-after inner-city communities. Set on a beautifully landscaped lot with a sunny west-facing backyard, the property features a rare triple front-attached oversized garage with oversized doors, designed to accommodate a truck and roughed-in for an EV charger. An exposed aggregate driveway leads to a welcoming front porch and elegant foyer highlighted by soaring cathedral ceilings. The open-concept main floor is designed for both everyday living and entertaining, featuring a private front office, an expansive great room with a stunning venetian plaster finished gas fireplace, and a spacious dining area with sliding patio doors opening to a full-width rear deck complete with two gas hookups and a custom cedar pergola. The chef-inspired kitchen is the centerpiece of the home, showcasing a large island with eating bar, custom cabinetry, marble countertops, ultra-premium Thermador appliances, and a generous walk-in pantry with extensive built-ins and a stand-up freezer. Wide-plank hardwood flooring, oversized black-trimmed windows, and 10-foot ceilings create a warm yet refined atmosphere throughout. A stylish powder room and functional mudroom with custom built-ins complete the main level. Upstairs, the home offers four spacious bedrooms, three bathrooms, and a laundry room. The luxurious primary retreat features vaulted ceilings with wood detailing, a spa-inspired ensuite with a freestanding soaker tub, oversized custom

steam shower, dual vanities, heated floors and an exceptional walk-in closet with extensive custom built-ins and a custom island. The fully finished basement further expands the living space with a fifth bedroom, an additional steam shower, a large recreation room with a custom wet bar, wine room, and a dedicated home gym/flex room. Expertly crafted by Lexiar Homes and beautifully designed by Savelica Designs, this extraordinary residence presents a rare opportunity to own a home of this calibre. Ideally located near parks, top-rated schools, downtown Calgary, and offering quick access west to the mountains, this is a truly exceptional property, which needs to be seen to be appreciated.