



THE
A-TEAM

**RE/MAX
FIRST**

15 42 Street, Calgary T3C 1Y2

MLS® #: **A2193362**

Area: **Wildwood**

Listing Date: **02/08/25**

List Price: **\$2,795,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **3,393**

Low Sqft:

Ttl Sqft: **3,393**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

56

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,See Remarks**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Cement Fiber Board,Stone

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**

Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	14`0" x 11`10"	Bedroom	Upper	14`1" x 11`10"
Walk-In Closet	Upper	13`11" x 11`4"	Laundry	Upper	9`7" x 8`8"
Bedroom - Primary	Upper	18`8" x 17`1"	Bonus Room	Upper	4`0" x 12`6"
Great Room	Main	16`0" x 19`4"	Dining Room	Main	16`0" x 11`0"
Kitchen	Main	20`9" x 11`0"	Pantry	Main	12`3" x 9`9"

Office
Game Room
4pc Bathroom
2pc Bathroom

Main
Basement
Upper
Main

13`7" x 12`0"
26`8" x 18`7"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
5pc Ensuite bath
4pc Bathroom
3pc Bathroom

Basement
Upper
Upper
Basement

12`10" x 10`6"
0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

975HC

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

