



# 1607 42 Avenue Calgary Alberta

\$3,198,000

This exquisite British-inspired, custom-built family home seamlessly blends timeless elegance with modern luxury, offering an impressive 6,500 square feet developed space. Every detail has been thoughtfully designed to create a residence that is both functional and sophisticated, making it the ideal sanctuary for families. Upon entering, you are welcomed by a charming entry vestibule that sets the tone for the warmth and character found throughout. At the heart of the home is a chef's dream kitchen, featuring premium Miele appliances, a stunning butcher block island measuring 9' x 6'8"—perfect for culinary creations and social gatherings—and a walk-in pantry for added storage and convenience. Adjacent to the kitchen, a formal dining room with built-in lighted cabinets enhances the home's elegance, while a sunroom bathed in natural light provides a seamless connection to the backyard. A main floor office, complete with built-in desk and cabinetry, offers the perfect space for working from home. This home boasts 4 generously sized bedrooms, each thoughtfully designed with its own walk-in closet, and 5 beautifully crafted bathrooms. The primary suite is a true retreat, featuring an expansive layout with a private sitting area, a 2nd fireplace for added ambiance, and a spa-inspired ensuite with luxurious finishes that create a sanctuary of relaxation and refinement. Additional spaces include a dedicated gym, offering the convenience of staying active at home, and an oversized heated double garage with in-floor heating and a rough-in for an EV charger, combining practicality with forward-thinking functionality. The lower level features an oversized recreation room with a wet bar, perfect for entertaining. Solar panels reflect the home's commitment to sustainability, while air conditioning and zoned in-floor heating provide year-round comfort. Backing directly onto...

4pc Bathroom 11.33 Ft x 5.92 Ft

2pc Bathroom 7.50 Ft x 5.83 Ft

Family room 19.33 Ft x 14.67 Ft

Recreational, Games room 15.67 Ft x 9.58 Ft

Exercise room 26.50 Ft x 14.17 Ft

Bedroom 14.50 Ft x 14.92 Ft

Foyer 10.42 Ft x 5.75 Ft

Living room 24.58 Ft x 14.83 Ft

Kitchen 22.58 Ft x 16.83 Ft

Dining room 16.17 Ft x 12.83 Ft

Family room 16.17 Ft x 15.50 Ft

Office 14.67 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Storage** 9.25 Ft x 7.00 Ft  
**Storage** 15.08 Ft x 8.00 Ft  
**Storage** 9.67 Ft x 4.17 Ft  
**2pc Bathroom** 7.50 Ft x 5.83 Ft

**Other** 8.67 Ft x 6.33 Ft  
**5pc Bathroom** 15.92 Ft x 14.17 Ft  
**5pc Bathroom** 12.83 Ft x 10.50 Ft