



## 42 Collingwood Place Calgary Alberta

\$1,322,000

COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | LEGAL 2 BDRM BASEMENT SUITE.

Welcome to 42 Collingwood Place! Situated on a 32' x 100' lot atop Collingwood Place, over 3,000 sqft of total living area, custom-built home is a true masterpiece. Every detail has been METICULOUSLY planned for OPTIMAL LIVING. The main floor features 10' CEILINGS and a bright south-facing dining area. At the center is a chef's kitchen with an OVERSIZED ISLAND, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36" gas range. A COFFEE BAR with cabinetry and a beverage fridge adds convenience. A private office space is secluded by custom French-inspired iron casement sliding doors sits across the kitchen. The living room features an electric fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom which boasts floor-to-ceiling custom cabinetry for ample storage. The ATTACHED double garage is FULLY INSULATED, drywalled, and includes a 200 AMP breaker and gas heater and EV charger rough-ins. Upstairs, the primary suite offers breathtaking views of DOWNTOWN CALGARY and the ROCKY MOUNTAINS, an expansive walk-in closet, and a dual vanity ensuite with an OVERSIZED SOAKER TUB, a STEAM SHOWER with dual niches, and a standalone VANITY COUNTER with a light-up mirror. A frosted glass window provides privacy while allowing in natural light. The laundry room features quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook NOSEHILL PARK, each with custom closet built-ins. A main bathroom and linen closet complete this level. All bathrooms (except the powder room) include IN-FLOOR HEATING and LED underlighting. The FULLY LEGAL BASEMENT SUITE boasts 9' ceilings, a spacious kitchen, a large living area, and TWO BEDROOMS. The suite comes with a full kitchen / laundry appliance packag...

4pc Bathroom 5.92 Ft x 9.00 Ft

Bedroom 11.33 Ft x 11.75 Ft

Bedroom 11.33 Ft x 11.58 Ft

Kitchen 10.00 Ft x 11.00 Ft

Living room 11.67 Ft x 21.00 Ft

Office 9.50 Ft x 7.08 Ft

2pc Bathroom 7.17 Ft x 3.08 Ft

Primary Bedroom 16.17 Ft x 17.08 Ft

Bedroom 11.33 Ft x 11.92 Ft

Bedroom 11.25 Ft x 11.92 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

<b>Furnace</b>	10.17 Ft x 8.00 Ft	<b>4pc Bathroom</b>	7.25 Ft x 5.08 Ft
<b>Dining room</b>	15.42 Ft x 13.42 Ft	<b>5pc Bathroom</b>	11.33 Ft x 10.50 Ft
<b>Kitchen</b>	18.58 Ft x 14.83 Ft	<b>Laundry room</b>	7.83 Ft x 5.58 Ft
<b>Living room</b>	16.25 Ft x 11.58 Ft	<b>Other</b>	6.33 Ft x 12.08 Ft