



3515 42 Street Calgary Alberta

\$1,049,900

Welcome to this beautifully crafted new infill offering 6 bedrooms and 3.5 bathrooms across three fully developed levels, including a rare legal 3-bedroom basement suite. Out front features a large poured concrete patio to enjoy your morning coffee. Thoughtfully designed for growing families & multigenerational living, this home combines high-end finishings with exceptional functionality. With 9-foot ceilings on every level -- including the basement --, a vaulted primary retreat, wide plank engineered hardwood throughout, & extensive custom built-ins on all levels, this property delivers luxury & flexibility. The legal suite offers outstanding versatility -- ideal for older children, aging parents, or as a strong rental opportunity with potential income in the \$2,000/month range. The main level features a bright open-concept layout enhanced by coffered ceilings in the living room & faux wood beams in the kitchen. The designer kitchen showcases two-tone cabinetry with oak lowers and white uppers, a massive quartz waterfall island, professional appliances, gas cooktop with a pot-filler & built-in wall oven & microwave. Custom built-ins elevate the front entry, mudroom, & living room. The large patio doors lead to a spacious west-facing deck, perfect for evening sun. Gorgeous wide plank engineered hardwood flows seamlessly throughout all 3 floors. Upstairs offers three spacious bedrooms, including a stunning primary suite with vaulted ceilings. The spa-inspired ensuite features a huge walk-in shower with rain head & body jets, steam rough-in, deep soaker tub, & heated tile floors. Large primary walk-in closet with custom cabinets with drawers, shelving & hanging rods + a full mirror soon to be installed. A full bathroom serves the secondary bedrooms, one of which includes its own walk-in closet. The oversized walk-in laundry room is thoughtfully designed with quartz fo...

4pc Bathroom 6.08 Ft x 9.58 Ft

Bedroom 12.00 Ft x 10.42 Ft

Bedroom 9.50 Ft x 9.83 Ft

Bedroom 9.17 Ft x 13.25 Ft

Kitchen 12.58 Ft x 12.42 Ft

Recreational, Games room 15.33 Ft x 15.42 Ft

Kitchen 9.58 Ft x 16.92 Ft

Living room 14.08 Ft x 14.17 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

5pc Bathroom 8.67 Ft x 16.92 Ft

Bedroom 12.08 Ft x 10.58 Ft

Bedroom 9.33 Ft x 14.08 Ft

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Listing Presented By:



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Furnace 5.33 Ft x 8.17 Ft

2pc Bathroom 5.33 Ft x 5.42 Ft

Dining room 13.00 Ft x 10.42 Ft

Laundry room 8.83 Ft x 6.08 Ft

Primary Bedroom 12.75 Ft x 18.75 Ft

Other 8.83 Ft x 6.08 Ft