



42 Collingwood Place NW, Calgary, Alberta - \$1,199,900



Main Photo

Property Description

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 a quiet cul-de-sac in Collingwood Place, this custom-built home features over 3,000 sqft of total living area. Every detail has been meticulously planned for OPTIMAL LIVING. The main floor features 10' CEILINGS and a bright south-facing dining area to house all your guests over the holidays. The chef's kitchen is built with an OVERSIZED ISLAND with quartz counters and LED-under-lighting, matching quartz backsplash, 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 is secluded by custom French-inspired iron and glass casement sliding doors provides a sanctuary. The living room features an electric fireplace, custom LED shelving, an in-ceiling speaker system, and a powder room near the mudroom which featuring floor-to-ceiling cabinetry for ample gear 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, 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 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 package. The mechanical room features TWO furnaces, an A/C unit for the main, a sump pump, radon rough-in, and an oversized hot water tank. The private courtyard-style backyard (vinyl decking) includes outdoor speaker rough-ins and a gas outlet for a BBQ or fire table. CONFEDERATION PARK is just steps away to the south, with Nose Hill Park to the north. Short walk to Collingwood elementary school , St. Francis High School & bus stops, plus easy access to downtown. Close to all amenities—Calgary Winter Club, shopping malls, U of C, Children and Foothills Hospitals. This home blends urban convenience with natural beauty and offers downtown & mountain views. Fully hardwired for security systems and cameras, it also qualifies for CMHC's 30-year amortization and GST rebates—check with your lender/accountant! Built by Archway Developments, a family-owned business with 20+ years of experience, this home is backed by Progressive New Home Warranty.

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