

# \$1,100,000 - 927 42 Street Sw, Calgary

MLS® #A2231682

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,075 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Open House Saturday June 21, 1:00 - 3:00!

Welcome to a home that blends luxurious design, everyday functionality, and an outdoor space you'll never want to leave. From the moment you step inside the wide entryway, you're greeted with a sense of space and elegance -highlighted by wide-plank hardwood floors in a soft, natural finish and large windows.

The main floor boasts 10'™ ceilings and an open-concept layout, perfect for entertaining or relaxing with family. A spacious dining area with a massive picture window lets in streams of natural light. The chef's™ kitchen features a quartz waterfall island, stainless steel appliances, a 5-burner gas cooktop, built-in oven, convection microwave, and full-height cabinetry with clever pullout drawers. The adjacent living room features a stunning rock-faced gas fireplace with custom built-ins, shelving and patio doors that open to the show-stopping backyard. A charming secondary dining nook is ideal for casual or more intimate meals.

Functional design continues at the rear entrance with a large mudroom with custom built-ins, and a discreetly placed ½ bath for guests. Every detail has been thoughtfully curated, from modern light fixtures to built-in surround sound wiring on all three levels (plus outdoors).

Upstairs, an open iron railing leads to a bright bonus space, perfect for a home office or play area. The spacious primary suite is your



private retreat with a luxurious ensuite featuring double sinks, a huge glass walk-in shower with dual heads, deep stand-alone soaker tub, private water closet, and large walk-in closet with built-ins. Two additional bedrooms are bathed in natural light and share a well-appointed 4-pc bath. A conveniently located laundry room with quartz counters, sink, upper cabinets, and oversized washer/dryer makes laundry day effortless. The finished basement features 9' ceilings, large windows, and a sprawling family room with built-in entertainment console and space for a home gym. The wet bar is ready for entertaining, complete with quartz counters, sink, wine fridge, and cabinetry. A large 4th bedroom with walk-in closet and full bath makes it perfect for guests or teens. But what truly sets this home apart is the incredible backyard oasis, professionally designed and executed with over \$75,000 in landscaping. Entertain or unwind in style with a composite deck and privacy screen, gas BBQ line, hot tub with built-in bar, and a large concrete patio with pergola. Maintenance-free artificial turf, mature aspen trees, and beautifully placed natural plantings provide year-round beauty with zero hassle. The front yard offers equally stunning curb appeal with a stone-look retaining wall, grasses, and flawless artificial lawn. This is more than a home, it's a lifestyle. Whether hosting a crowd or enjoying peace and quiet in your private retreat, "The Clubhouse" offers it all.

Built in 2020

### Essential Information

MLS® #	A2231682
Price	\$1,100,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active



### Community Information

Address	927 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Barbecue
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.