

\$1,725,000 - 52 45 Street Sw, Calgary

MLS® #A2123321

\$1,725,000

5 Bedroom, 5.00 Bathroom, 2,865 sqft

Residential on 0.18 Acres

Wildwood, Calgary, Alberta

Step into unparalleled luxury and innovation with this custom-built masterpiece, meticulously crafted and cherished by its owner since 2013. Prepare to be captivated by its unique design, blending modern industrial elements with mechanical sophistication across its expansive 4,600 sq ft of living space spread over three levels. As you enter, the soaring vaulted ceilings supported by exposed structural steel beams and natural light from clear storey windows draw you into a space where creativity meets functionality. The open-concept kitchen, living room, and dining area seamlessly flow together, featuring Caesar stone island, polished heated concrete floors zoned throughout home ensuring control and comfort throughout the seasons. Every detail has been meticulously curated, from the grain-matched walnut millwork and built-ins to the solid maple doors and casing. Hidden integrated features such as Baltic birch baseboards and accent lighting add to the home's allure, while Elan Control 4 provides seamless media and light control at your fingertips. Hand crafted curved stainless doors accent a contemporary curved hall design accented with in wall LED lights maintains functional flow while adding design flair. Stealth Acoustic "hidden" speakers wired throughout the living area, master suite, and office, creating a symphony of sound wherever you go. A spectacular curved glass rail leads to the loft, housing a glass office with unique walnut built ins and features. The



loft/house space centerpiece is a curved acrylic 1500-gallon aquarium crafted by Living Color in Florida. Retreat to the naturally lit master suite, where a single piece Rain Tree barn door welcomes you into a five- piece ensuite oasis, complete with a soaker tub, tempered glass walk-through closet, his and hers vanity with hidden raising glass storage , and a two-person steam shower with stereo sound for the ultimate relaxation experience. Descend into the lower level, where comfort and versatility meet, . Discover two additional bedrooms, ensuite bath, secret room, large rec room featuring a sprung floor with traditional Japanese Tatami mats, bonus room, storage and state of the art Mechanical room as well as a GE automatic, natural gas, back up generator. Outside, Acrylic Stucco, custom aluminum awnings, mature Landscaping, cedar plank and post fencing, Batu Malaysian hardwood patio, 6 man hot tub add both beauty, functionality and privacy. Oversized Double detached garage isn't just for parking cars; it's a canvas awaiting your creativity. With the structural support to add a second level, envision a guest suite, an artist's studio, or your personal sanctuary—the choice is yours.

This home is not just a residence; it's a testament to visionary design and unparalleled craftsmanship. Don't miss the opportunity to make it yours. Schedule a showing today and experience the epitome of luxury living. Furniture, artwork etc. Negotiable. Listing agent is related to Seller.

Built in 2013

Essential Information

MLS® #	A2123321
Price	\$1,725,000
Sold Price	\$1,725,000

Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,865
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	52 45 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B1

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Boiler, Combination, Fan Coil, In Floor, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Back Lane, Front Yard, Irregular Lot, Many Trees
Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 30th, 2024
Days on Market	4
Zoning	R-C1 Residential - Contex
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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