



GRASSROOTS
REALTY GROUP

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19845 44 Street SE
Calgary, Alberta

MLS # A2222358



\$794,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the vibrant and energetic community of Seton. A lovely and walkable neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxury vinyl plank graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FIFTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts a centralized Bonus Room, FOUR more bedrooms, convenient laundry & the most amazing Primary Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally designed Birch Whisper Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home!

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