



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19837 44 Street SE
Calgary, Alberta

MLS # A2222612



\$738,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	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, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 10 Solar panels, \$3, 500 gift voucher towards blinds through Wendi Interiors

Jayman BUILT Jayman BUILT's "KARMA 24" Signature Home located in the highly sought-after community of SETON! If you have a large family and enjoy offering ample space for all who visit, then this is the home for you! Immediately fall in love as you enter, offering over 2384+SF of true craftsmanship and beauty! Luxurious Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant Black Pearl Granite counters, sleek stainless steel Whirlpool stainless steel appliance package with a gas stove, counter-depth refrigerator with French door and ice maker, built-in microwave, and hood cover. An amazing 2-story floor plan with a MAIN FLOOR BEDROOM AND FULL BATH, quietly transitioning to the expansive kitchen that boasts a generous walk-through pantry and centre island that overlooks the fantastic living area with sliding doors that open up nicely to your 10x10 wood deck. The upper level offers you abundant space to suit any lifestyle, with over 1333 SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND-ALONE SHOWER. Thoughtfully separated past the pocket door, you will discover the spacious walk-in closet. A stunning centralized Bonus room separates the Primary wing from the additional bedrooms, an enclosed laundry room, and a spacious Main Bath with two sinks to complete the space. A beautiful open floor plan adds an elevated addition to this home. ADDITIONAL FEATURES: textured elevated EBONY OASIS color palette, deck with BBQ gas line, painted spindle railing to stairs, SIDE ENTRY, 9' basement ceiling height, and expanded dining room & bedrooms. This lovely home, presenting the Farm House Elevation, has been completed in Jayman's EXTRA Fit & Finish along

with Jayman's reputable CORE PERFORMANCE. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions.