



GRASSROOTS
REALTY GROUP

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19618 42 Street SE
Calgary, Alberta

MLS # A2235489



\$473,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,374 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Seton, a thriving community that offers the perfect blend of modern living and convenience. Step inside this stunning 3-BEDROOM, 2.5-BATHROOM townhome and be greeted by a spacious and inviting living room that seamlessly flows into the MODERN KITCHEN. Here, you'll find white QUARTZ COUNTERTOPS, sleek white cabinets, and STAINLESS STEEL APPLIANCES, including a DOUBLE-DOOR FRIDGE. The dedicated dining space, tucked just beside the kitchen, provides easy access for meals while maintaining a cozy separation from the living area. On the main floor, you'll also find a convenient 2-PIECE POWDER ROOM and access to a BALCONY with elegant glass edges, perfect for enjoying your morning coffee or evening relaxation. As you make your way upstairs, you'll discover the PRIMARY MASTER SUITE, a true retreat that accommodates a king-size bed and features a WALK-IN CLOSET and a luxurious 4-PIECE ENSUITE BATHROOM with quartz countertops. The SECOND BEDROOM, ideal for a home office or an additional bedroom, boasts its own BALCONY access, offering a private outdoor space. The THIRD BEDROOM is spacious enough to fit a queen bed, making it perfect for kids or guests. A dedicated LAUNDRY AREA on the upper level ensures you won't have to carry laundry up and down the stairs. The townhome also provides quick access to a single attached garage from the main floor, adding to the convenience. Located within walking distance of WORLD'S LARGEST YMCA, SETON HOSPITAL, CANADIAN SUPERSTORE, CINEPLEX, and a variety of RESTAURENTS, this townhome offers unparalleled access to amenities. The upcoming Seton HOMEOWNERS' ASSOCIATION will feature playgrounds, tennis courts, community gardens, a picnic shelter, a fire pit plaza, a skating

rink, and more. With the approved GREEN LINE for the C-TRAIN, two future stations will be within walking distance, making commuting to downtown a breeze. This townhome is perfect for a starter or growing family, or for investors looking for a prime property. Don't miss the chance to make this beautiful townhome in Seton your new home. Schedule your viewing today!