



GRASSROOTS
REALTY GROUP

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20525 Main Street SE
Calgary, Alberta

MLS # A2249655



\$640,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,680 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Features: Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Ring Doorbell Pro, TV Wall mount (living room), Ecobee (smart thermostat), smart light switches, Blinds, Solar Panels

****OPEN HOUSE: SATURDAY, NOVEMBER 1ST, 2025 - 11:00 am -1:00 pm**** Offering 3 spacious bedrooms (including two private ensuites), 3.5 bathrooms, and nearly 1,600 sq. ft. of modern living space above grade, plus a full basement with its own side entrance, this property truly has it all. The open-concept main floor showcases soaring 9-foot ceilings, a bright and inviting living area with an elegant electric fireplace, and a chef's kitchen featuring full-height cabinetry, stainless steel appliances, a built-in wall oven and microwave, ENERGY STAR® 26 cu. ft. refrigerator with external filtered water and ice dispenser, gas cooktop with chimney hoodfan, oversized pantry, and a central island – perfect for both everyday living and entertaining. Patio doors open to a charming deck and sunny backyard, complete with a gas line for your BBQ. Upstairs, a central bonus room creates the ideal family gathering space. The primary suite offers a large walk-in closet and a beautiful 4-piece ensuite with a tub/shower combo. A second spacious suite also features its own walk-in closet and a luxurious 3-piece bathroom. For added convenience and efficiency, the laundry room – equipped with ENERGY STAR® washer and dryer – is located on the same level as the bedrooms. The full basement, with a private side entrance, provides endless potential to add a future bedroom, bathroom, and recreation area. Outdoors, the large backyard is perfect for summer gatherings and relaxation, and comes complete with an oversized double detached garage. Additional highlights include central air conditioning, solar panels to help reduce energy costs, and stylish modern finishes throughout. This is the perfect home for families seeking comfort, style, and functionality in one of Calgary's fastest-growing communities. Don't miss this incredible

opportunity – book your showing today!