



GRASSROOTS
REALTY GROUP

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19732 45 Street SE
Calgary, Alberta

MLS # A2266727



\$677,405

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,526 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

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

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

Welcome to The Elm by Brookfield Residential - a stunning, brand-new home that perfectly blends modern design, functionality, and flexibility. Featuring over 1,500 sq. ft. of beautifully designed living space above grade plus a fully legal 2-bedroom basement suite, this home is ideal for families, multi-generational living, or those seeking an incredible income opportunity. Step inside and you're greeted by expansive southwest-facing windows that fill the home with natural light all day long. The open-concept main level is designed for both style and comfort, with 9-foot ceilings, a spacious living room and an open concept design with a central kitchen that opens to both living and dining areas. The gourmet kitchen anchors the home and features a large central island with eating bar, stainless-steel appliances including a chimney hood fan and built-in microwave, and a large pantry for everyday convenience. The dining area overlooks the backyard, making it easy to keep an eye on kids or guests while entertaining. A mudroom with rear access leads to the 8'x10' deck, and a 2-piece powder room completes the main level. On the upper level, a central bonus room provides separation and privacy between the primary retreat and two additional bedrooms. The primary suite offers a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two more spacious bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete this thoughtfully designed floor. The fully legal 2-bedroom basement suite (with 9' foundation walls) has its own private side entrance and separate mechanical systems. Perfect for extended family or as a mortgage helper, the suite includes a modern kitchen, open living/dining area, two bedrooms, a full bathroom, and in-suite laundry. Outside, the backyard offers plenty of room for summer

entertaining, complete with a rear deck and double parking pad, with space to accommodate a future detached garage if desired. Located in Seton, Calgary’s newest and most dynamic community, this home is just minutes from the South Health Campus, Seton YMCA, and a wealth of shopping, dining, and entertainment options. With builder warranty coverage and the Alberta New Home Warranty included, you can move in with complete peace of mind.