



GRASSROOTS
REALTY GROUP

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19815 44 Street SE
Calgary, Alberta

MLS # A2276090



\$779,900

| | | | |
|------------------|----------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,240 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|-----|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: \$8,974 appliance allowance to be used at the Builder's supplier.

Welcome home to a space that understands how modern life actually works. Built by Cedarglen Homes and set in the vibrant community of Seton, this thoughtfully designed two-storey home delivers OVER 2,200 SQ FT with a layout that perfectly separates entertaining, working, and family living. From the moment you step inside, the main floor makes an impression. A welcoming front foyer leads directly to a MAIN-FLOOR OFFICE - ideal for remote work, a homework zone, or a quiet flex space tucked away from the main living areas. At the heart of the home, the central kitchen is designed to gather people effortlessly offering a functional L-shape design, quartz countertops, WALK-THROUGH PANTRY, and seamless flow to the dining and living spaces. You'll receive a \$8974 allowance to select your desired appliances at the builder's supplier. Whether you're hosting friends or managing everyday family life, everything feels connected yet uncluttered. The living room is expansive and inviting, anchored by an ELECTRIC FIREPLACE and flooded with natural light from oversized rear windows. Direct access to the backyard makes indoor-outdoor entertaining feel easy and intuitive. A discreet powder room and a DEEP DOUBLE ATTACHED GARAGE complete the main level. Upstairs, the layout shifts into a more private, family-focused retreat. A CENTRAL BONUS ROOM creates the perfect secondary living space and provides excellent separation between the primary suite and secondary bedrooms. The primary bedroom is generously sized and paired with a WALK-IN CLOSET and a LUXURIOUS 5-PIECE ENSUITE with large soaker tub, dual sinks, walk in shower and private water closet. Two additional bedrooms, a full 5 pc compartment style bath (DUAL SINKS), and UPPER-FLOOR LAUNDRY add everyday convenience and

comfort to this well-balanced level. Downstairs, nearly 900 SQ FT of unfinished basement offers incredible future potential with a SEPARATE ENTRANCE and ROUGH INS FOR A FUTURE SUITE (subject to city approval and permits). This is a home designed not just to live in, but to grow into - set within one of Calgary's most connected, amenity-rich communities. Seton offers easy access to all the best amenities - movie theatre, restaurants, shopping, grocery stores, schools, YMCA, hospital, walking paths & green spaces. Book your private showing today and experience how effortlessly this home fits your lifestyle. *Some photos are virtually staged*