



GRASSROOTS
REALTY GROUP

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20525 Main Street SE
Calgary, Alberta

MLS # A2276362



\$615,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,684 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

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:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Tv wall mount in the living room, 26 solar panels with a capacity of 11.57 kW, automatic windows covering at both master bedrooms, electrical subpanel in the garage

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JANUARY 10TH FROM 12-3PM****Welcome to this impeccably maintained two-storey semi-detached home, thoughtfully designed for modern living. The open-concept main floor is finished with durable LVP flooring and bathed in natural light, creating a bright and inviting atmosphere. The upgraded kitchen is a true showpiece, featuring a crisp white palette, quartz countertops, built-in oven, gas stove, stainless steel appliances, sleek hood vent, and an oversized walk-in pantry—perfect for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, each complete with its own ensuite bathroom and walk-in closet, offering privacy and comfort. Convenient upper-floor laundry adds to the home’s functional design. The fully developed basement includes a separate side entrance, an additional bedroom, and a full bathroom—ideal for guests and extended family. Additional highlights include central air conditioning, a double detached garage, and a fenced, southwest-facing backyard perfect for enjoying afternoon and evening sun. This energy-efficient home is equipped with 26 solar panels with an impressive 11.57 kW capacity, helping reduce utility costs. Located just minutes from Seton Hospital, shopping, restaurants, and amenities, with easy access to Deerfoot Trail and Stoney Trail, this home offers exceptional value, comfort, and convenience.