



GRASSROOTS
REALTY GROUP

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19832 44 Street SE
Calgary, Alberta

MLS # A2279129



\$599,700

| | | | |
|------------------|--|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,140 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

The beautiful York built by Brookfield Residential offers Bungalow living with countless upgrades throughout in the sought-after community of Seton. Featuring 3 bedrooms, 3.5 bathrooms and nearly 2,000 square feet living space over two levels, this home is the perfect fit for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded to include a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space for food and appliances. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is fully developed and includes a large rec room, 2 bedrooms with walk-in closets and a full bathroom. The central living area is the perfect rec room and separates the two guest bedrooms. The backyard is the optimal space to capture sunshine and entertain all summer long. This beautiful brand new bungalow offers peace of mind with builder warranty + Alberta New Home Warranty. Move in this summer and start enjoying single level living in one of Calgary's most desired communities with countless amenities just steps away!