



**19730 45 Street SE**  
**Calgary, Alberta**

**MLS # A2292392**



**\$577,400**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Wicklow in the vibrant community of Seton, a thoughtfully designed home by Brookfield Residential that perfectly balances modern style with everyday functionality. Offering over 1,600 sq. ft. of beautifully designed living space, this home features 3 bedrooms, 2.5 bathrooms, two distinct living areas, and an undeveloped basement with side-entrance that is ready for your future plans. The main floor is bright and inviting, with large southwest-facing front windows that flood the home with natural light throughout the day. The open-concept layout is enhanced by 9-foot ceilings, creating an airy and comfortable living space perfect for everyday living and hosting guests. At the heart of the home is the stylish kitchen, designed with both function and aesthetics in mind. It features timeless cabinetry, a central island, a spacious corner pantry, and a full suite of stainless-steel appliances, including a chimney-style hood fan, built-in microwave, and a gas line for the range (an electric range is included). The kitchen flows seamlessly into the dining area, and sliding patio doors lead directly to the backyard, making indoor-outdoor living effortless. Upstairs, a centrally located bonus room provides an additional living space while thoughtfully separating the primary suite from the secondary bedrooms for added privacy. The spacious primary retreat features a walk-in closet and a well-appointed 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the upper floor. The full basement remains undeveloped, offering incredible flexibility to customize the space to suit your needs. A separate side entrance provides direct exterior access, creating excellent potential for a future living area, additional bedroom, and bathroom - ideal for growing families or potential income opportunities

(subject to municipal approvals and guidelines). Outside, the private backyard offers plenty of space for outdoor enjoyment and leads to a double parking pad with future potential for a detached garage. This home is backed by both the Builder Warranty and Alberta New Home Warranty, providing added confidence and peace of mind. Ideally located just minutes from Seton's incredible amenities - including shopping, restaurants, entertainment, and the South Health Campus - this home offers the perfect blend of lifestyle, convenience, and long-term value for families and investors alike. \*Please note: Property is under construction and photos are not an exact representation of the property for sale.