



**1308, 19489 Main Street SE
Calgary, Alberta**

MLS # A2184605



\$499,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,189 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Zoned	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Seton!!! Builder of the year award for 2 years this 'Cedarglen Living' property defining modern and easy urban living. Living space of 1189 sq. ft. with 2 Bedrooms (plus a large den) 2 full Bathrooms and 2 TITLED side by side heated underground parking. Entering the home, you'll notice 9' ceilings, recessed LED pot lighting and the high end Harmony Grafton Luxury Vinyl Plank flooring. Entryway dedicated room has ample space for supplies, outer wear & the upgraded Electrolux laundry team. Moving into the heart of the home is a beautiful central quartz island with seating for 4 in the gourmet kitchen. Neutral colours envelope the welcoming open-concept stylish design choices. Modern cabinetry, under counter lighting, top of the line stainless steel appliance package and generous walk-in pantry to meet the needs of families, entertainers and chefs alike. Lots of natural light throughout. Transom wall mounted head unit for the Daikin high-efficiency inverter air conditioner for perfect temperature control & comfort. Dining area leads to the balcony (south exposure) with views of the courtyard and community gardens. Balcony has a gas line for your BBQ. Primary bedroom currently set up with king furniture and is complete with a fully upgraded built in closet organizer throughout the Primary walk-in closet. Primary en-suite Bathroom is bright and beautiful. Shower is also upgraded with glass door and finished in a classic floor to ceiling subway tile which ties in exceptionally with the quartz counter top and dual sink vanities. Such a luxury spa feeling. Second bedroom has a large window and closet space. Den room with updated built-in storage is versatile for accommodating a guest Bedroom, home office or craft area or work out space. A second full 4 piece bathroom rounds out this home. There is visitor parking along with two common secured indoor bike

storage areas. Pets with board approval