\$499,900 - 20186 45 Street Se, Calgary

MLS® #A2172525

\$499,900

3 Bedroom, 3.00 Bathroom, 1,267 sqft Residential on 0.04 Acres

Seton, Calgary, Alberta

*PREMIER TOWN HOME COLLECTION*BEAUTIFUL JAYMAN BUILT **NEW HOME*SOLAR & SMART TECH*NO** CONDO FEES*PARKING FOR 2 CARS* This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in glass top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite featuring a sliding glass door shower & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater and Smart Home Technology Solutions. Enjoy living in this







beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, Cineplex and shopping all close by. Welcome Home!

Built in 2023

Essential Information

MLS® # A2172525 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,267 Acres 0.04 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 20186 45 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3W4

Amenities

Amenities Park, Picnic Area, Playground

Parking Spaces 2

Parking Gravel Driveway, Off Street, Parking Pad, Side By Side

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s),

Breakfast Bar, Low Flow Plumbing Fixtures, Recessed Lighting, Smart

Home, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood,

Tankless Water Heater

Heating Forced Air, Natural Gas, High Efficiency

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Street Lighting, Back Lane, Back Yard, Front Yard, Low Maintenance

Landscape, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 11th, 2024

Days on Market 181

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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