

\$547,900 - 20194 45 Street Se, Calgary

MLS® #A2176749

\$547,900

3 Bedroom, 3.00 Bathroom, 1,507 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

***PREMIER TOWN HOME**

**COLLECTION*BEAUTIFUL JAYMANBUILT
NEW HOME*SOLAR & SMART TECH*NO
CONDO FEES*PARKING FOR 2 CARS*SIDE**

ENTRANCE*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 white 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 Master Suite with a private 3 piece en suite with 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 7x4 rear deck, 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, convenient SIDE ENTRANCE, raised 9ft ceiling height in Living



Room 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® #	A2176749
Price	\$547,900
Sold Price	\$547,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	20194 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	Off Street, Stall, Gravel Driveway, Side By Side

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Date Sold	November 20th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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