



THE
A-TEAM

**RE/MAX
FIRST**

20154 45 Street, Calgary T3M 3W4

MLS®#: **A2175553**

Area: **Seton**

Listing Date: **10/25/24**

List Price: **\$547,900**

Status: **Pending**

County: **Calgary**

Change: **-\$17k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,400 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,509**
Low Sqft:
Ttl Sqft: **1,509**

DOM

26
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Gravel Driveway,Off Street,Side By Side,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`6" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	8`4" x 12`0"
Bedroom - Primary	Upper	11`3" x 13`7"
3pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	11`6" x 16`0"
Kitchen	Main	12`1" x 11`8"
Bedroom	Upper	8`3" x 11`4"
4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	5`4" x 3`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311056

Zoning:
R-G

Remarks

Pub Rmks: ***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!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123