



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20198 45 Street, Calgary T3M 3W5**

MLS® #: **A2176757**

Area: **Seton**

Listing Date: **11/06/24**

List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **+\$11k, 19-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,948 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,265**  
Low Sqft:  
Ttl Sqft: **1,265**

DOM

**77**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Gravel Driveway,Off Street,Parking Pad,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`1" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`0" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Title: **Fee Simple**  
Legal Desc: **2311056**

Zoning: **R-G**

Remarks

Pub Rmks: **\*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 & 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!**

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**