



THE
A-TEAM

**RE/MAX
FIRST**

571 UNION Avenue, Calgary T3M 3W5

MLS®#: **A2185763** Area: **Seton** Listing Date: **01/08/25** List Price: **\$621,378**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,397 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,686**
 Low Sqft:
 Ttl Sqft: **1,686**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	17`0" x 13`0"	Dining Room	Main	8`8" x 13`4"
2pc Bathroom	Main		Bonus Room	Upper	10`0" x 12`0"
Bedroom - Primary	Upper	11`0" x 13`0"	4pc Ensuite bath	Upper	
Bedroom	Upper	8`7" x 9`1"	Bedroom	Upper	8`2" x 12`0"
4pc Bathroom	Upper		Laundry	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-G

Remarks

Pub Rmks:

A beautiful brand new Wicklow model built by Brookfield Residential in the heart of Seton with quick access to the community's countless amenities! This new home features 2 living areas, 3 bedrooms, 2.5 bathrooms and nearly 1, 700 square feet of living space above grade + a full basement that awaits your imagination and includes a side-entrance with direct access to outside! The front entrance opens to the expansive main level living area that is complete with a central electric fireplace and a wall of windows allowing for natural light to pour through the space all day long. The gourmet kitchen is complete with a chimney hood fan, built-in appliances and a large pantry for ample storage. The kitchen overlooks the dining area and a wall of windows and patio doors overlook the south-facing backyard, capturing optimal sunshine all day long. A 2pc powder room completes the main level. The upper level of the home has a central bonus room that separates the primary suite from the secondary bedrooms. The large primary suite has a walk-in closet and is complete with a 4-pc ensuite including dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has 9' foundation walls and its own private side entrance and is currently undeveloped - providing endless options for your future plans! A 10x10 deck in the private backyard completes this home that is fully move-in ready. This brand new home includes builder warranty and Alberta New Home Warranty - allowing you to purchase with peace of mind.

Inclusions:
Property Listed By:

N/A
Charles

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









