

20218 45 Street, Calgary T3M 3W3

MLS®#:	A2186702	Area:	Seton	Listing Date:	01/09/25	List Price: \$534,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



Information				DOM	
be:	Residential			23	
e:	Row/Townhouse)		<u>Layout</u>	
/n:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)
lt:	2024	Abv Sqft:	1,268	Baths:	2.5 (2 1)
mation		Low Sqft:		Style:	2 Storey
r:	1,948 sqft	Ttl Sqft:	1,268		
e:				Parking	
				Ttl Park:	2
				Garage Sz:	0

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

Utilities and Features

Roof: Heating:	Asphalt Shingle High Efficiency,Forced Air,Natural G	as	Construction:	Construction: Composite Siding,Vinyl Siding,Wood Frame,Wood					
Sewer:			Siding						
Ext Feat:	Private Yard		Flooring:	-					
Ent Fout			Carpet,Laminate,Vinyl	5					
			Water Source:	• • • •					
			Fnd/Bsmt:						
			Poured Concrete						
Kitchen Appl:	Dishwasher,Electric	Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater 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)							
Int Feat:									
	-								
Utilities:		•							
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
Dining Room	Main	12`1" x 9`9"	Living Room	Main	12`1" x 12`0"				
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`1" x 11`5"				
Bedroom	Upper	8`4" x 9`6"	Bedroom	Upper	8`4" x 9`6"				
Bedroom - Prim		11`0" x 11`0"	4pc Bathroom	Upper	0`0" x 0`0"				
3pc Ensuite bat		0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"				
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Legal/Tax/Financial						
Title: Fee Simple Legal Desc:	Zoning: R-G 2311056					
Legal Dese.	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					

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