

20222 45 Street, Calgary T3M 3W3

MLS®#: A2186707 Area: Seton Listing 01/09/25 List Price: **\$558,900**

Status: **Pending** Association: Fort McMurray County: Calgary Change: None

Date:

General Information

Prop Type: Residential Sub Type: City/Town: Calgary

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Row/Townhouse

Finished Floor Area Abv Saft: Low Sqft:

2,400 sqft Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

23

Ttl Park: 2 0 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Lane, Front Yard, Landscaped, Street Lighting, Rectangular Lot

1,510

1.510

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, Laminate, Vinyl

Water Source: Public

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

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions Dining Room** Main 12`6" x 10`0" **Living Room** Main 11`6" x 16`0" 12`1" x 11`8" 2pc Bathroom Main 0'0" x 0'0" Kitchen Main **Bedroom** 8'4" x 12'0" **Bedroom** 8'3" x 11'4" Upper Upper **Bedroom - Primary** Upper 11`3" x 13`7" 4pc Bathroom Upper 0'0" x 0'0" 3pc Ensuite bath Upper 0'0" x 0'0" Laundry Upper 5`4" x 3`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple
Legal Desc: 2311056

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, World's largest YMCA, Cineplex and shopping all close by. Seton, a vibrant Southeast community that has everything you need to live, work and play. Live the lifestyle of a Village with all of the amenities of a big city.

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