



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20708 MAIN Street, Calgary T3M 3G2**

MLS® #: **A2199089**

Area: **Seton**

Listing Date: **03/10/25**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Finished Floor Area  
Abv Sqft: **1,471**  
Low Sqft:  
Ttl Sqft: **1,471**

DOM

**4**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,938 sqft**  
Lot Shape:

Parking  
Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped,Lawn,Street Lighting**  
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Smart Home,Tankless Hot Water,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>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **2011914**  
Zoning: **R-Gm**

Remarks

Pub Rmks: **Jayman Built Homes has set the standard in the SE community of Seton with this two-storey, 4 bedrooms, 3.5 bath townhome smartly configured over 2,100 sq. ft.**

of living space. The SOLAR/SMART TECH features make this a truly unique home. On entering the main floor, you will be struck by the amount of light and space showcased by the open concept living room, dining room and kitchen with its high ceilings and blond vinyl floors. The living room and dining room allows abundant space to play with various furniture configurations and the possibility of future family get togethers. The kitchen is a study in stunning white - white quartz countertops and backsplash, central breakfast bar, stainless appliances, Broan hood fan, chic white cabinetry, a double basin farmhouse apron sink and large pantry for additional storage. Prime territory for the aspiring chef. A 2-pc bath finishes this level and rear deck access is provided here as well. The carpeted second level features a generous primary bedroom with a gloriously large window, a walk-in closet and sleek 4-pc ensuite. Down the hall are two additional bedrooms with good sized closets, a second 4-pc bath and laundry room. The basement has been beautifully finished in all white with vinyl flooring throughout and has one-bedroom illegal suite with kitchen, rec room/sitting room, 4-pc bath, laundry room, closet space and a separate entrance! Parking for two vehicles is provided. The home is located at the SE edge of the City with nature and the Bow River close at hand. Also close to major thoroughfares such as Stoney and Deerfoot Trails and the shopping and restaurants located there. Other amenities include playgrounds, dog parks and the Buffaloberry Manor Park. This home is distinctive as can be seen via the virtual tour. Call for a private viewing today as this prime real estate will go quickly. The seller will replace the sod on backyard in April.

Inclusions:  
Property Listed By: **Electric range; Refrigerator; Microwave Hood Fan; Dishwasher; Washer/Dryer Combo  
Comox Realty**

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















