

# **\$794,900 - 19845 44 Street Se, Calgary**

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MLS® #A2222358

**\$794,900**

5 Bedroom, 3.00 Bathroom, 2,437 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the vibrant and energetic community of Seton. A lovely and walkable neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxury vinyl plank graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FIFTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts a centralized Bonus Room, FOUR more bedrooms, convenient laundry & the most amazing Primary Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally designed Birch Whisper Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature



their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home!

Built in 2024

**Essential Information**

MLS® #	A2222358
Price	\$794,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,437
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19845 44 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4B7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Enclosed, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Low Flow Plumbing Fixtures, Smart Home
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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