

# \$499,900 - 20186 45 Street Se, Calgary

MLS® #A2172525

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.04 Acres

Seton, Calgary, Alberta

**\*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 featuring a 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 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!

Built in 2023

**Essential Information**

MLS® #	A2172525
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	20186 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W4

**Amenities**

Amenities	Picnic Area, Playground, Park
Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad, Side By Side

**Interior**

Interior Features	Breakfast Bar, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry,
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	Quartz Counters, Recessed Lighting, Smart Home, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2024
Days on Market	189
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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