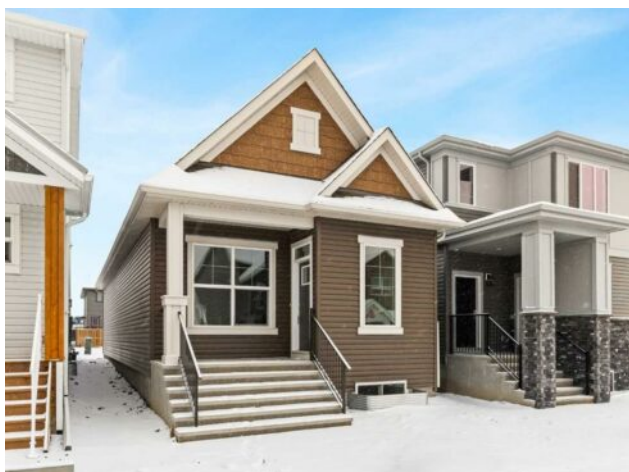


19744 44 Street SE  
Calgary, Alberta

MLS # A2279879



# \$598,700

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This stunning York model built by Brookfield Residential offers bungalow living with countless upgrades throughout including two skylights, built-in appliances and a fully developed basement! Located in the heart of Seton, this detached bungalow features 3 bedrooms, 2.5 bathrooms and nearly 2,000 square feet living space over two levels - making this the perfect home for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round and the skylights ensure natural light through every season. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded with two tone cabinetry including timeless white cabinets accented by warm wood tones. The upgraded appliance package includes a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space as well as a large island for additional workspace. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is fully developed and includes a large rec room, 2 bedrooms with walk-in closets and a full bathroom. The central living area is the perfect rec room and separates the two guest bedrooms with plenty of room for a TV area and games space. The backyard is the optimal space to capture sunshine and entertain all summer long and includes a double parking pad that could easily accommodate a future double

detached garage if desired. This beautiful brand new bungalow offers peace of mind with builder warranty + Alberta New Home Warranty. Move in now and start enjoying single level living in one of Calgary's most desired communities with countless amenities just steps away!