

# **\$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        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Enclosed |
| # of Garages   | 2                                                                                           |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), 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          | Exterior Entry, 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 | 73             |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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