

\$784,400 - 19845 44 Street Se, Calgary

MLS® #A2222358

\$784,400

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	\$784,400
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, Garage Door Opener, Concrete Driveway, Enclosed, Garage Faces Front
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	May 23rd, 2025
Days on Market	82
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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