$723,900 - 19835 44 Street Se, Calgary

MLS® #A2222446

$723,900
3 Bedroom, 3.00 Bathroom, 1,924 sqft
Residential on 0.07 Acres

Seton, Calgary, Alberta

BRAND NEW HOME ALERT Great news for eligible First-Time Home Buyers â€“ NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save $$$$$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. Welcome to the beautiful community of Seton. A lovely neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complemented with the professionally designed Ebony Oasis Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design, and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with a Whirlpool GAS Slide in stove and Broan power pack built-in cabinet hood range, French Door Refrigerator with ice maker along with a Panasonic Microwave with trim kit, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you

will discover the Primary Suite, a "spa-like" en suite showcasing dual vanities, a large soaker tub, a stand-alone shower, and a walk-in closet. Enjoy the two additional sizeable bedrooms, full bath with two sinks, nicely situated centralized bonus room, and a convenient 2nd-floor spacious laundry room with a shelf above to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish along with a 3-piece rough-in plumbing. Jayman's additional inclusions: Core Performance with 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, triple pane windows, and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Located in the popular community of Seton, you have many options for things to do. Movies, shopping, restaurants, South Health Campus, YMCA...this list goes on, all within a short walk away. This home will be sure to impress. Save $$$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

Built in 2025

Essential Information

MLS® #	A2222446
Price	$723,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,924
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	19835 44 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4B7

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
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 22nd, 2025
Days on Market	20
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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