



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19760 45 Street SE
Calgary, Alberta

MLS # A2295972

\$624,850



Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,526 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

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

Welcome to The Elm by Brookfield Residential - a beautifully crafted, brand-new home that seamlessly blends modern design, everyday functionality, and exceptional flexibility. Offering over 1,500 sq. ft. of thoughtfully designed living space above grade, plus a fully legal 1-bedroom basement suite, this home is perfectly suited for families, multi-generational living, or those looking to offset their mortgage with rental income. Step inside to discover a bright and inviting main level, highlighted by expansive southwest-facing windows that flood the home with natural light throughout the day. The open-concept layout is both stylish and practical, featuring 9' ceilings, a spacious living area, and a central kitchen that effortlessly connects to the dining and living spaces - ideal for both everyday living and entertaining. The chef-inspired kitchen is the heart of the home, complete with a large island with seating, stainless steel appliances including a chimney hood fan and built-in microwave, and a generous pantry for added convenience. The dining area overlooks the backyard, creating a seamless indoor-outdoor connection. A functional mudroom with rear access leads to the rear deck, perfect for summer evenings, and a 2-piece powder room completes the main floor. On the upper level, a centrally located bonus room perfectly separates the primary retreat from the secondary bedrooms, creating both privacy and versatility. The primary suite features a walk-in closet and a well-appointed 4-piece ensuite with a walk-in shower. Two additional spacious bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the upper floor. The fully legal 1-bedroom basement suite offers its own private side entrance and separate mechanical systems. Designed with comfort and independence, the suite includes a modern kitchen, an open living and dining

area, a bedroom, a full bathroom, and in-suite laundry - making it an ideal space for extended family or a valuable income-generating opportunity. Outside, the backyard is ready for summer enjoyment with a rear deck and double parking pad, along with room to build a future detached garage. Located in the vibrant and amenity-rich community of Seton, you're just minutes from the South Health Campus, Seton YMCA, and a wide array of shopping, dining, and entertainment options. Backed by builder warranty and Alberta New Home Warranty coverage, this is a home you can move into with confidence.