



19712 40 Street SE
Calgary, Alberta

MLS # A2305481



\$589,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$6, 029 appliance allowance to be used through the Builder's supplier.

READY FOR POSSESSION MAY 15, 2026. Welcome Home! Set in the growing community of Seton, this brand new Cedarglen Homes build, the Langdon model, offers a layout that simply makes sense from the moment you walk in. The covered front porch leads into a welcoming foyer, where a front FLEX ROOM quietly sets the tone. It is the kind of space that adapts with your lifestyle, whether that means a home office, a playroom, or a calm place to unwind. As you move through the main floor, the home opens up in a way that feels both connected and comfortable. The kitchen sits right at the center, designed for ease & effortless hosting. A large island anchors the space, surrounded by clean, modern finishes including light-toned cabinetry, a soft neutral backsplash, and QUARTZ COUNTERTOPS that carries seamlessly throughout. The dining area is filled with natural light & positioned perfectly for everyday meals or weekend gatherings while a nearby PANTRY adds convenience right where you need it. Just beyond, the GREAT ROOM creates a relaxed and inviting place to come together, whether it is a quiet night in or a full house of friends and family. A well-placed MUDROOM keeps coats, shoes, and backpacks organized. A discreet half bath completes the space, and the rear DECK access extends your living outdoors, making summer evenings & morning coffee feel like part of the routine. Upstairs, the layout continues to impress. At the top of the stairs, a central BONUS ROOM becomes the heart of this level. It is a natural second living space for movie nights. The PRIMARY SUITE is set at the rear, offering a peaceful escape with a WALK-IN CLOSET and a well-appointed ENSUITE featuring dual sinks and a spacious shower. On the opposite side, two additional bedrooms are thoughtfully grouped together, ideal for kids, guests, or even a second office.

A full bathroom and convenient UPPER LAUNDRY complete the level, making daily routines feel just a little easier. Throughout the home, the interior selections are intentional. Soft grey tones, durable LVP flooring, plush carpet underfoot, and clean tile work in the bathrooms all come together to create a cohesive, calming palette that will feel timeless over the years. The unfinished basement offers even more potential, with a SIDE ENTRANCE already in place for future development possibilities. Whether you are dreaming of additional living space, a home gym, or long-term flexibility, the groundwork is there. Living in Seton means being part of one of Calgary's most complete and connected communities. With nearby schools, parks, shopping, restaurants, and the South Health Campus, everything you need is within reach. It is a neighbourhood built for convenience & connection. Come see it in person and imagine how it fits into your next chapter! *Some photos are virtually staged.*