



19857 42 Street SE
Calgary, Alberta

MLS # A2314322



\$629,950

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,694 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, Corner Lot, Front Yard		

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: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

Introducing 19857 42nd Street SE - a beautifully designed Wicklow Farmhouse model by Brookfield Residential, ideally located in the vibrant and amenity-rich community of Seton. This brand-new duplex offers nearly 1,700 sq. ft. of thoughtfully planned living space above grade + a legal basement suite and is ready for immediate possession. Featuring 3 bedrooms and 2.5 bathrooms above grade, plus a fully legal 1-bedroom, 1-bathroom basement suite with a private side entrance, this home delivers the perfect combination of style, functionality, and flexibility. Step inside to a bright, inviting main floor designed for modern living. The open-concept layout seamlessly connects the great room, dining area, and kitchen, creating an ideal space for both entertaining and everyday life. Large patio doors fill the home with natural light, while the upgraded kitchen features stone countertops, a chimney hood fan, ample cabinetry, and a functional pantry for added storage. A convenient 2-piece powder room completes the main level, while upgraded railing from the first to second floor adds a refined architectural touch. On the upper level, a centrally located bonus room provides additional living space and thoughtfully separates the primary suite from the secondary bedrooms. The spacious primary retreat includes a walk-in closet and a well-appointed 4-piece ensuite with dual sinks and walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the upper floor with comfort and convenience in mind. The fully legal 1-bedroom basement suite is a standout feature, offering its own private side entrance and a well-designed layout that includes a kitchen and dining area, living room, bedroom, 4-piece bathroom, dedicated laundry, and optimal storage space. Whether used for extended family or as a potential income-generating

opportunity, this suite adds exceptional versatility and value. Outside, the corner lot positioning enhances curb appeal and provides additional natural light and outdoor space. A gas line for the BBQ makes entertaining easy, while the home's location offers quick access to parks, pathways, and everyday amenities. Peace of mind comes standard with coverage from both Brookfield's builder warranty and Alberta New Home Warranty. Situated just minutes from the South Health Campus, Seton YMCA, shopping, restaurants, entertainment, and major commuter routes, this home delivers the perfect blend of modern comfort, convenience, and investment potential in one of Calgary's most sought-after communities. **Please note: Photos are of a show home model and are not an exact representation of the property for sale.