



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19757 44 Street SE
Calgary, Alberta

MLS # A2326177



\$1,149,900

Division:	Seton		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,486 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

**** VERIFIED Jayman BUILT Show Home! **** Great & rare real estate investment opportunity **** Start earning money right away **** Jayman BUILT will pay you \$\$\$ per month to use this home as their full-time show home **** PROFESSIONALLY DECORATED** with all of the bells and whistles. ****BEAUTIFUL SHOW HOME****Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "RUNDLE" SHOW HOME located in the up and coming community of Seton. A lovely neighborhood welcomes you into over 2400+sqft of above grade living space featuring stunning craftsmanship and thoughtful design packaged in an amazing THREE STOREY HOME! Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful central island with flush eating bar & sleek built-in KitchenAid appliances with an enclosed SPICE KITCHEN. An open to above great room and dining room offer you an expansive feeling with the addition of a stunning open-riser staircase with glass railings. The electric feature fireplace and the soaring great room ceiling and over sized windows elevate this home to stand out above all others. The second level boasts a spacious Bonus Room with glass railing, two secondary bedrooms each with their very own en suite and walk-in closets and a convenient laundry room and linen closet. The third level offers the most spacious Primary Suite with sliding glass patio door to a 24x11 rear balcony complimented with a 5-piece en suite featuring dual vanities, freestanding tub and a curbless tiled shower. The FULLY FINISHED lower level includes a guest room with walk-in closet, full bath and generous rec room with wet bar. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN 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 and triple pane windows. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Welcome Home!