



GRASSROOTS
REALTY GROUP

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20305 45 Street SE
Calgary, Alberta

MLS # A2333785



\$814,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Detached, Trip		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: In Basement: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer.

*** OPEN HOUSE SATURDAY 2-4 PM*** WELCOME HOME to SETON! YOU will LOVE this AIR CONDITIONED 2 Storey Home with TRIPLE CAR GARAGE with a 2 Bedroom LEGAL BASEMENT SUITE on a CORNER Lot! This home is across from an Athletic Field, Close to Schools, Parks, South Health Campus and every amenity you will need. Bright and Open this Home Features a Large Living Room withal Electric Fireplace with Large Windows, Spacious Dining Room and Kitchen with White Cabinets, Breakfast Bar, Quartz Countertops and Stainless Steel Appliances for all your Entertaining Needs! Upstairs You will be impressed by the Large Primary Bedroom where you will Relax and Rejuvenatecomplete with a 3 pc Ensuite and Walk-in Closet. The Bonus Room/Loft area is a wonderful Flex Space for a Family Room, Office or Play Room. 2 more Generous Bedrooms, 4 pc Bath and Laundry complete the 2nd Level. Downstairs you will find a Legal 2 Bedroom Basement Suite with Beautiful Kitchen, Living Room and Laundry for Family or Rent out for a Mortgage Helper. You will LOVE your Deck, Fully Fenced and Landscaped Yard and the TRIPLE DETACHED GARAGE with 2 man doors plus an OVERHEAD DOOR FOR RV PARKING! THIS IS A MUST SEE! WELCOME HOME! I look forward to seeing you at the OPEN HOUSE!