



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19733 42 Street SE
Calgary, Alberta

MLS # A2348562



\$649,300

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 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, Private, Rectangular Lot		

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

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

Welcome to 19733 42 Street SE, a unique slope-adaptive Laurel model by Brookfield Residential, ideally located in the amenity-rich community of Seton. Offering 1,650 sq. ft. of beautifully designed above-grade living space, this left-side duplex features 3 bedrooms and 2.5 bathrooms, plus a fully developed legal 1-bedroom, 1-bathroom basement suite with a private entrance—delivering an ideal combination of modern style, functional family living, flexibility, and valuable suite potential. The main level welcomes you with an open-concept design that creates an effortless flow between the great room, dining area and kitchen. At the heart of the home, the kitchen features a large central island, and a chimney-style hood fan, creating a functional and inviting space for everyday meals and entertaining. The spacious great room sits at the front of the home with direct access to a private front deck, extending the living space outdoors. A mudroom and convenient powder room complete the main level. On the upper level, the primary bedroom offers a private retreat complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms are positioned alongside a full bathroom, while a central bonus room provides valuable additional living space for movie nights, a play area or home office. Convenient upper-floor laundry completes this well-planned level. The developed lower level adds even greater versatility with a fully legal 1-bedroom suite, featuring its own kitchen, living area, bedroom, walk-in closet and full bathroom. With dedicated front garden access, the suite feels like an intentional extension of the home rather than an afterthought. One of this property's most distinctive features is its two separate front outdoor living spaces. The elevated deck is accessed directly from the main floor, while the lower-level suite opens onto its own front patio,

creating a unique multi-level outdoor experience and added separation between the two living areas. The slope-adaptive architecture gives the home a striking street presence while maximizing the functionality of the lower level. Additional upgrades include railings, knockdown ceilings, a gas line for the BBQ and included washer/dryer. Peace of mind comes standard with coverage from both Brookfield's builder warranty and Alberta New Home Warranty. Designed with Brookfield's Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. 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: Property is under construction and photos are from a show home.