



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19839 41 Street SE
Calgary, Alberta

MLS # A2348888

\$567,003

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 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, 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, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 19839 41 Street SE, a beautifully designed Kendal model by Brookfield Residential, offering over 1,500 sq. ft. of thoughtfully planned living space above grade in the growing community of Seton. With 3 bedrooms, 2.5 bathrooms, an upper bonus room and an open-concept layout, this home blends contemporary style with everyday functionality. A southwest-facing backyard provides additional outdoor space and plenty of afternoon and evening sun, while schools, playgrounds, retail and everyday amenities are all within walking distance. Step inside to a bright and welcoming main floor, where professionally curated interior finishes create a cohesive, elevated look throughout. The open-concept layout seamlessly connects the great room, kitchen and dining area, creating an inviting setting for both everyday living and entertaining. At the heart of the home, the kitchen features an elevated design with full-height cabinetry, a stylish chimney hood fan, generous counter space and a central island with eating bar. The adjoining dining area offers direct access to the backyard, extending the living space outdoors. A convenient mudroom and 2-piece powder room complete the main level. On the upper level, a central bonus room provides a versatile second living area ideal for relaxing, movie nights or a play space. The primary bedroom offers a private retreat with a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bathroom provide comfortable accommodations for family or guests. Convenient upper-floor laundry adds another layer of functionality to the home. The unfinished basement offers excellent future potential with a separate rear entry and rough-ins already incorporated to provide flexibility for future development (subject to approvals). Outside, the southwest-facing backyard offers additional yard space and an ideal setting to take

advantage of Calgary's afternoon and evening sun. Combined with a convenient location close to schools, playgrounds and retail amenities, this home is well suited to modern family living. Complete with Brookfield Residential's comprehensive builder warranty and the Alberta New Home Warranty Program, the Kendal at 19839 41 Street SE offers a thoughtful combination of style, function and future potential in one of Calgary's most exciting communities. 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. *Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.