$787,900 - 19837 44 Street Se, Calgary

MLS® #A2222612

$787,900
4 Bedroom, 3.00 Bathroom, 2,386 sqft
Residential on 0.07 Acres

Seton, Calgary, Alberta

BRAND NEW HOME ALERT Great news for eligible First-Time Home Buyers â€“ NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save $$$$$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "KARMA 24" Signature Home located in the highly sought-after community of SETON, where URBAN LIFESTYLE LIVING is in every direction. If you have a large family and enjoy offering ample space for all who visit, then this is the home for you! Immediately fall in love as you enter, offering over 2384+SF of true craftsmanship and beauty! Luxurious Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant Black Pearl Granite counters, sleek stainless steel Whirlpool stainless steel appliance package with a gas stove, counter-depth refrigerator with French door and ice maker, built-in microwave, and hood cover. An amazing 2-story floor plan with a MAIN FLOOR BEDROOM AND FULL BATH, quietly transitioning to the expansive kitchen that boasts a generous walk-through pantry and centre island that overlooks the fantastic living area with sliding doors that open up nicely to your 10x10 wood deck. The upper

level offers you abundant space to suit any lifestyle, with over 1333 SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND-ALONE SHOWER. Thoughtfully separated past the pocket door, you will discover the spacious walk-in closet. A stunning centralized Bonus room separates the Primary wing from the additional bedrooms, an enclosed laundry room, and a spacious Main Bath with two sinks to complete the space. A beautiful open floor plan adds an elevated addition to this home. ADDITIONAL FEATURES: textured elevated EBONY OASIS color palette, deck with BBQ gas line, painted spindle railing to stairs, SIDE ENTRY, 9' basement ceiling height, and expanded dining room & bedrooms. This lovely home, presenting the Farm House Elevation, has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 10 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, Triple Pane Windows & Smart Home Technology Solutions. Save $$$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! This home will be sure to impress! Shopping & New High School close by!

Built in 2025

Essential Information

MLS® #	A2222612

Price	$787,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,386
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	19837 44 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4B7

Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Faces Front
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None

Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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