

\$767,900 - 19837 44 Street Se, Calgary

MLS® #A2222612

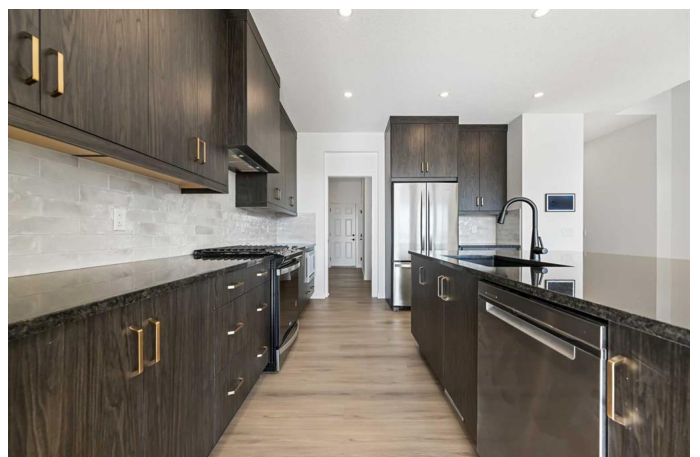
\$767,900

4 Bedroom, 3.00 Bathroom, 2,386 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives â€“ Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€” without any list price reductions. Current Developer Offer: Brookfield: \$10,000 Land Incentive â€“ home must sell and waive by Nov 30. Plus, Washer/Dryer/\$3,500 gift voucher towards blinds through Wendi Interiors. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before theyâ€™re gone! Jayman BUILT's "KARMA 24" Signature Home located in the highly sought-after community of SETON! 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.

Built in 2025

Essential Information

MLS® #	A2222612
Price	\$767,900
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	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Faces Front
# of Garages	2

Interior

Interior Features	Double Vanity, 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)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

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	165
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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