



## 19843 44 Street Calgary Alberta

\$730,900

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers - 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 REALTOR(R). Welcome to the beautiful community of Seton. A lovely neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complemented with the professionally designed Birch Whisper Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design, and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with a Whirlpool GAS Slide in stove and Broan power pack built-in cabinet hood range, French Door Refrigerator with ice maker along with a Panasonic Microwave with trim kit, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite, a "spa-like" en suite showcasing dual vanities, a large soaker tub, a stand-alone shower, and a walk-in closet. Enjoy the two additional sizeable bedrooms, full bath with two sinks, nicely situated centralized bonus room, and a convenient 2nd-floor spacious laundry room with a shelf above to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits you...

Great room 12.42 Ft x 14.50 Ft  
Dining room 10.00 Ft x 11.25 Ft  
Kitchen 14.00 Ft x 10.67 Ft  
2pc Bathroom 4.92 Ft x 5.58 Ft  
Pantry 6.58 Ft x 4.00 Ft  
Bonus Room 11.00 Ft x 12.58 Ft

Bedroom 10.92 Ft x 9.58 Ft  
Laundry room 5.17 Ft x 6.00 Ft  
5pc Bathroom 9.00 Ft x 5.00 Ft  
Primary Bedroom 13.75 Ft x 12.00 Ft  
5pc Bathroom 10.50 Ft x 10.25 Ft  
Other 11.17 Ft x 4.58 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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