



# 19845 44 Street Calgary Alberta

\$794,900

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the vibrant and energetic community of Seton. A lovely and walkable neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxury vinyl plank graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FIFTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts a centralized Bonus Room, FOUR more bedrooms, convenient laundry & the most amazing Primary Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally designed Birch Whisper Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home! (id:6769)

Kitchen 10.58 Ft x 16.00 Ft  
 Dining room 10.00 Ft x 14.00 Ft  
 Living room 13.00 Ft x 14.00 Ft  
 3pc Bathroom 5.92 Ft x 9.25 Ft  
 Bedroom 10.67 Ft x 9.08 Ft  
 Primary Bedroom 11.58 Ft x 17.34 Ft  
 Bedroom 9.00 Ft x 10.08 Ft

Bedroom 11.17 Ft x 9.00 Ft  
 Laundry room 10.58 Ft x 6.08 Ft  
 5pc Bathroom 10.67 Ft x 14.42 Ft  
 5pc Bathroom 8.17 Ft x 9.83 Ft  
 Bonus Room 15.67 Ft x 11.42 Ft  
 Bedroom 10.00 Ft x 9.00 Ft

Listing Presented By:



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<http://www.jayman.com/why-buy-a-jayman/realty>



**Real Estate Professionals Inc.**

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