



## 20198 45 Street Calgary Alberta

\$523,900

\*PREMIER TOWN HOME COLLECTION\*BEAUTIFUL JAYMAN BUILT NEW HOME\*SOLAR & SMART TECH\*NO CONDO FEES\*PARKING FOR 2 CARS\* This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in glass top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 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 and Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, Cineplex and shopping all close by. Welcome Home! (id:6769)

Dining room 12.08 Ft x 9.75 Ft  
 Living room 12.08 Ft x 12.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Kitchen 12.08 Ft x 11.42 Ft  
 Bedroom 8.33 Ft x 9.50 Ft

Bedroom 8.33 Ft x 9.50 Ft  
 Primary Bedroom 11.00 Ft x 11.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Laundry room .00 Ft x .00 Ft

Listing Presented By:



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 Jayman Realty Inc.

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



**Real Estate Professionals Inc.**

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