



19815 45 Street Calgary Alberta

\$578,594

Prepare to be captivated by The Elm by Brookfield Residential - a stunning, brand-new residence that flawlessly combines modern design, functionality, and elegant style. This home provides over 1,500 sq. ft. of beautifully designed living space above grade, perfect for families or those seeking a flexible and spacious layout. Step inside and be instantly impressed by the expansive windows that flood the entire home with natural light throughout the day. The open-concept main level is built for both style and effortless living, boasting 9-foot ceilings that enhance the sense of space. The layout features a generous living room and an open-concept flow anchored by a central kitchen that connects seamlessly to both the living and dining areas. The gourmet kitchen is a true centerpiece, showcasing a large central island with an eating bar, stainless-steel appliances (including a chimney hood fan and built-in microwave), and a large pantry for ultimate convenience. The dining area looks out onto the backyard, creating an ideal setting for entertaining or keeping an eye on guests. The main level is completed by a mudroom with rear access and a convenient 2-piece powder room. Upstairs, a central bonus room thoughtfully separates the luxurious primary retreat from the two additional bedrooms, ensuring privacy for everyone. The primary suite is a haven, featuring a walk-in closet and a lavish 3-piece ensuite with a walk-in shower. This level is completed by two more spacious bedrooms, a full 4-piece bathroom, and an upper-level laundry room, enhancing everyday ease. Downstairs, the full, undeveloped basement awaits your unique ideas, ready to be customized into a home gym, recreation room, or whatever your lifestyle demands. Outside, the southwest-facing backyard offers plenty of space for summer enjoyment, complete with a double parking pad, ready to accommodate a future d...

Dining room 10.08 Ft x 9.08 Ft

Kitchen 9.75 Ft x 11.25 Ft

Great room 11.17 Ft x 16.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.75 Ft x 11.58 Ft

Bonus Room 12.17 Ft x 9.50 Ft

Bedroom 8.33 Ft x 10.42 Ft

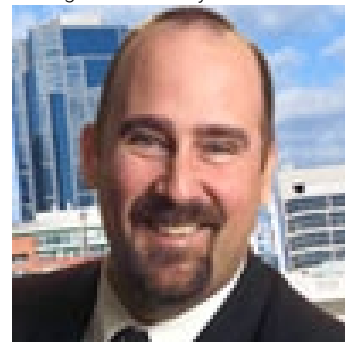
Bedroom 8.42 Ft x 9.83 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
Charles

<http://www.kevinfrench.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca