



19819 45 Street Calgary Alberta

\$639,700

Welcome to the Oak by Brookfield Residential, a beautifully crafted semi-detached home in the vibrant community of Seton in SE Calgary, intelligently designed to offer exceptional functionality, modern style, and the added benefit of a fully legal 1-bedroom basement suite. Featuring two living areas, three bedrooms, and 2.5 bathrooms above grade - plus a complete legal secondary suite with its own private side entrance, this home provides nearly 2,300 sq.ft. of thoughtfully crafted living space across three levels. It's an ideal option for families, multi-generational living, or those looking to offset monthly costs with rental income. This stunning new home blends open-concept design with purposeful layout choices tailored for today's lifestyle. Nine-foot ceilings enhance the sense of openness, while the central kitchen serves as the true heart of the home. A large island, spacious pantry, and a full suite of stainless-steel appliances, including a chimney hood fan and lower built-in microwave, create a functional and stylish space ideal for cooking, hosting, and everyday living. The dining area overlooks the front yard through large windows, bringing in abundant natural light year-round. At the back of the home, the great room has a wall of south-facing windows overlooking the private backyard. A 2-piece powder room completes the main level. Upstairs provides a central bonus room, offering privacy between the primary retreat and the secondary bedrooms. The spacious primary suite features a walk-in closet and a beautifully finished 4-piece ensuite with dual sinks and a tiled walk-in shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete this family-friendly second floor. The fully legal 1-bedroom basement suite is move-in ready after possession and includes its own dedicated mechanical system. With a full kitchen, livi...

Living room 12.67 Ft x 9.25 Ft

Bedroom 10.75 Ft x 10.92 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Great room 17.08 Ft x 12.33 Ft

Dining room 10.17 Ft x 11.75 Ft

Bonus Room 11.67 Ft x 9.92 Ft

Primary Bedroom 11.83 Ft x 13.00 Ft

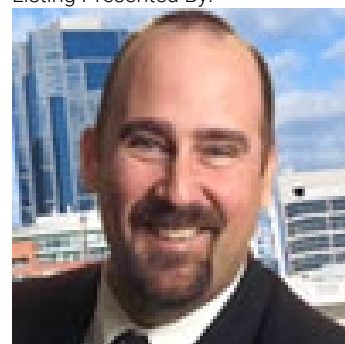
4pc Bathroom .00 Ft

Bedroom 8.17 Ft x 11.42 Ft

Bedroom 8.58 Ft x 10.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
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