

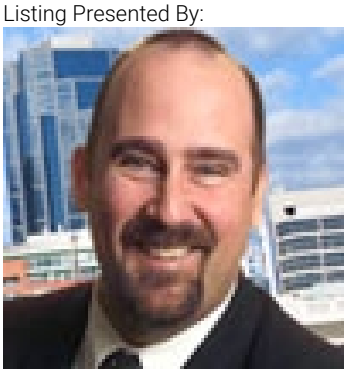
20305 45 Street Calgary Alberta

$780,000

***OPEN HOUSE SATURDAY, SEPT 19th 2-4 pm *** TRIPLE CAR GARAGE WITH RARE DRIVE THROUGH FEATURE FOR RV PARKING | CORNER LOT | LEGAL 2 BDRM BSMT SUITE | Welcome to Seton, where comfort, functionality, and modern design come together on a desirable corner lot. This air-conditioned two-storey home features a rare triple detached drive-through garage with overhead doors at both the front and rear, offering convenient drive-through access and exceptional flexibility for vehicles, recreational equipment, a workshop, or a customized entertainment and hobby space. Thoughtfully designed for today's lifestyle, the home also includes a legal two-bedroom basement suite, offering an excellent opportunity for multigenerational living or valuable mortgage-supporting rental income. Step inside to bright, open-concept living spaces designed for both everyday comfort and effortless entertaining. The main floor showcases a spacious living room highlighted by a sleek electric fireplace, expansive windows that fill the home with natural light, and a generous dining area. The well-appointed chef's kitchen features quartz countertops, crisp white cabinetry, a breakfast bar, and stainless steel appliances. Upstairs, the spacious primary retreat offers a walk-in closet and a private 3-piece ensuite. A versatile bonus room provides the perfect space for a family room, home office, or play area, while two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The fully self-contained legal basement suite is beautifully finished with its own kitchen, living area, two bedrooms, full bathroom, and separate laundry, providing exceptional flexibility for extended family or rental potential.Outside, enjoy a cozy deck, a fully fenced and landscaped yard, and an unbeatable location close to parks, athletic fields, schools, shopping, and the South Heal...

Bedroom 13.50 Ft x 8.67 Ft
Bedroom 9.92 Ft x 9.25 Ft
4pc Bathroom 7.50 Ft x 5.42 Ft
Kitchen 9.92 Ft x 10.00 Ft
Living room/Dining room 9.92 Ft x 7.83 Ft
Foyer 5.42 Ft x 16.58 Ft
Living room 12.58 Ft x 20.75 Ft
Primary Bedroom 10.42 Ft x 12.08 Ft
3pc Bathroom 4.58 Ft x 9.33 Ft
Bedroom 9.58 Ft x 9.25 Ft
Bedroom 8.33 Ft x 12.75 Ft
4pc Bathroom 4.00 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

https://www.afafjomaa.ca/

RE/MAX Realty Professionals

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

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

2pc Bathroom 5.33 Ft x 4.58 Ft

Kitchen 14.33 Ft x 15.58 Ft

Dining room 12.58 Ft x 8.25 Ft

Bonus Room 13.17 Ft x 19.83 Ft

Other 4.42 Ft x 9.33 Ft

Laundry room 4.08 Ft x 7.42 Ft