

\$769,950 - 20242 45 Street Se, Calgary

MLS® #A2205266

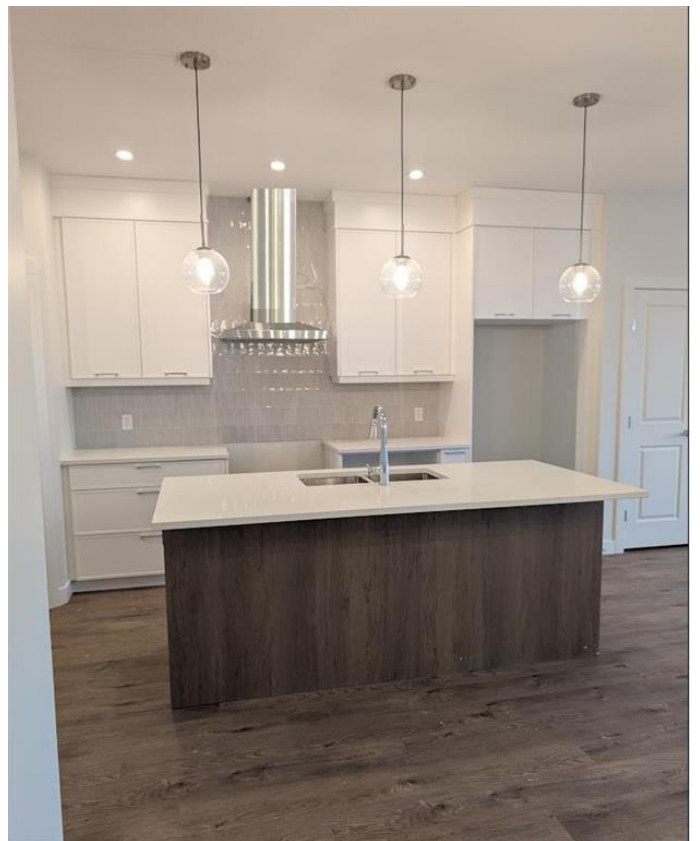
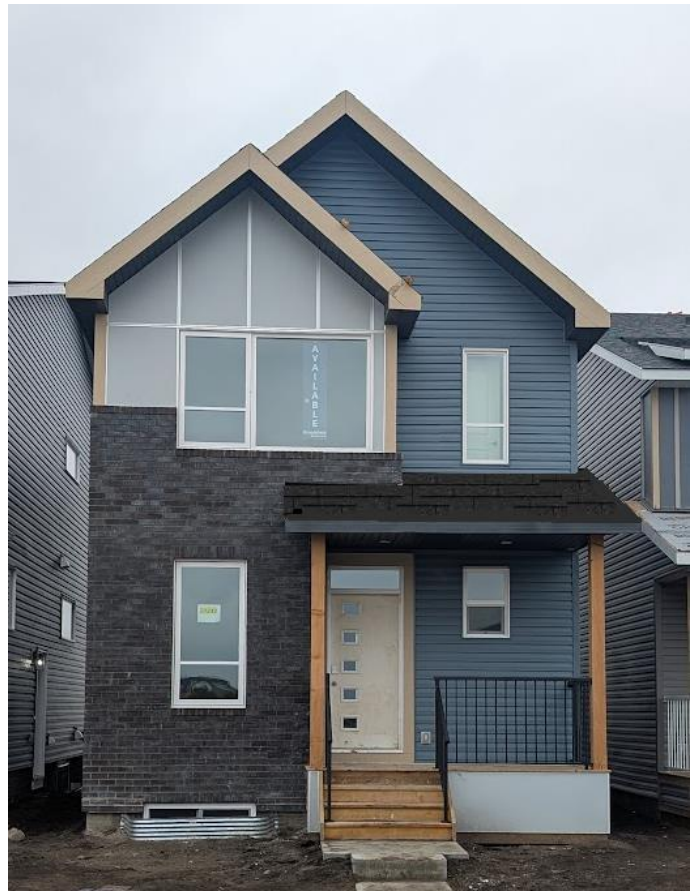
\$769,950

5 Bedroom, 4.00 Bathroom, 1,862 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

An incredible opportunity to own a brand new home, the 'Carlisle II' in the desirable new community of Seton with immediate possession! This home is situated on a bright and sunny lot with a private backyard. Featuring 5 bedrooms (3 up, 2 down), 3.5 bathrooms and two living spaces + a fully legal TWO BEDROOM basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home boasting over 1,800 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in microwave. The kitchen is complete with timeless white cabinetry, an accent island and neutral backsplash. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two



more bedrooms, a full bathroom and upper level laundry room complete the second level. The basement has a fully legal two bedroom suite with a full kitchen (appliances included), dining / living area, two bedrooms, full bathroom and private laundry. This home is brand new and comes with full Alberta New Home Warranty! The home is complete with a private backyard and double parking pad.

Built in 2025

Essential Information

MLS® #	A2205266
Price	\$769,950
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20242 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W3

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, No Animal H
	Pantry, Quartz Counters, Vinyl
Appliances	Dishwasher, Dryer, Microwave
	Range, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 8th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.