\$767,900 - 19837 44 Street Se, Calgary

MLS® #A2222612

\$767,900

4 Bedroom, 3.00 Bathroom, 2,386 sqft Residential on 0.07 Acres

Seton, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives â€" Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€" without any list price reductions. Current Developer Offer: Brookfield: \$10,000 Land Incentive â€" home must sell and waive by Nov 30. Plus, Washer/Dryer/\$3,500 gift voucher towards blinds through Wendi Interiors. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before they're gone! Jayman BUILT's "KARMA 24" Signature Home located in the highly sought-after community of SETON! If you have a large family and enjoy offering ample space for all who visit, then this is the home for you! Immediately fall in love as you enter, offering over 2384+SF of true craftsmanship and beauty! Luxurious Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant Black Pearl Granite counters, sleek stainless steel Whirlpool stainless steel appliance package with a gas stove, counter-depth refrigerator with French door and ice maker, built-in microwave, and hood cover. An amazing 2-story floor plan with a MAIN FLOOR BEDROOM AND FULL BATH, quietly transitioning to the expansive kitchen that







boasts a generous walk-through pantry and centre island that overlooks the fantastic living area with sliding doors that open up nicely to your 10x10 wood deck. The upper level offers you abundant space to suit any lifestyle, with over 1333 SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND-ALONE SHOWER. Thoughtfully separated past the pocket door, you will discover the spacious walk-in closet. A stunning centralized Bonus room separates the Primary wing from the additional bedrooms, an enclosed laundry room, and a spacious Main Bath with two sinks to complete the space. A beautiful open floor plan adds an elevated addition to this home. ADDITIONAL FEATURES: textured elevated EBONY OASIS color palette, deck with BBQ gas line, painted spindle railing to stairs, SIDE ENTRY, 9' basement ceiling height, and expanded dining room & bedrooms. This lovely home, presenting the Farm House Elevation, has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 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, Triple Pane Windows & Smart Home Technology Solutions.

Built in 2025

Essential Information

MLS® # A2222612 Price \$767,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,386
Acres 0.07
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 19837 44 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 4B7

Amenities

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached, Enclosed, Garage Faces Front

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz

Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 166

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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