

# \$759,000 - 20250 45 Street Se, Calgary

MLS® #A2211118

## \$759,000

5 Bedroom, 5.00 Bathroom, 1,952 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

An incredible opportunity to own a brand new home in the desirable new community of Seton with immediate possession! This home is situated on a bright and sunny lot with a southwest-facing front yard. Featuring 4 bedrooms, 3.5 bathrooms and two living spaces + a fully legal one 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 Oxford model is a stunning home boasting nearly 2,000 square ft. of living space. 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 main floor features a large great room with plenty of natural light and a main floor bedroom with its own full en suite! Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. 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 laundry room complete the second level that also has mountain views! The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining area, living room, bedroom, full bathroom and private laundry. This home is



brand new and comes with full Alberta New Home Warranty! The Oxford really does offer it all - 4 bedrooms with one being on the main level, 3.5 bathrooms, 2 living areas + a fully legal 1 bedroom basement suite in addition to the private backyard and double parking pad.

Built in 2025

**Essential Information**

MLS® #	A2211118
Price	\$759,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,952
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	20250 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 Home, No Smoking Home, Open Floorplan,
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	Pantry, Master Downstairs, C
Appliances	Dishwasher, Dryer, Microw Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Recta
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Charles
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