

\$674,900 - 419 Union Avenue Se, Calgary

MLS® #A2249441

\$674,900

3 Bedroom, 3.00 Bathroom, 1,675 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

SHOW HOME FOR SALE! The beautiful Oak show home by Brookfield Residential is now for sale! This brand new home is situated on a corner lot and includes countless upgrades throughout. Featuring 2 living areas, 3 bedrooms, 2.5 bathrooms, an insulated and heated double detached garage and a full basement with side entrance that awaits your imagination. The open concept main level features a central gourmet kitchen with built-in appliances which opens to both the living and dining spaces - making this the perfect home for entertaining! Walls of windows on the front, back and side of this home that is positioned on a corner lot allow for natural light to flood the home all day long. The expansive main level living space is complete with a central fireplace and access to the backyard which is complete with a large deck. The upper level features a central bonus room that separates the primary suite from the secondary rooms for added privacy. The primary suite includes a large walk-in closet and is complete with a full ensuite with walk-in tiled shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The side entrances on the main level opens up more possibilities for the future basement development on the large side-yard. Completing the exterior of the home is a heated double detached garage, landscaping, irrigation and partial fencing. If the south sun gets warm in the backyard, the central A/C will keep you cool all summer long. Custom window treatments (motorized),



upgraded railing, gemstone lights, and wallpaper are just some of the features of this professionally designed show home model. Builder warranty and Alberta New Home Warranty allow you to purchase with peace of mind! Don't wait, these rare offerings never last.Â

Built in 2023

Essential Information

MLS® #	A2249441
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	419 Union Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoke
	Counters, Separate Entrance
Appliances	Built-In Oven, Dishwasher, D
	Hood, Refrigerator, Washer, '
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished