

# \$699,079 - 19848 44 Street Se, Calgary

MLS® #A2258112

**\$699,079**

3 Bedroom, 3.00 Bathroom, 1,880 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

The Carlisle 2 is a thoughtfully designed home offering nearly 1,900 sq. ft. of beautifully planned living space, complete with 3 bedrooms, 2.5 bathrooms, a main floor office/flex room, an upper-level bonus room, and a full basement. Perfect for families or professionals, this home combines functionality with modern style. The open-concept main level is bright and inviting, with 9-foot ceilings, luxury vinyl plank flooring, and oversized front and rear windows that fill the home with natural light all day long. A versatile den/flex room on the main level makes the perfect home office, study, or playroom. At the heart of the home, the gourmet kitchen features full-height cabinetry, quartz countertops, a spacious corner pantry, and a large central island with a flush eating bar. A premium stainless steel appliance package is included, complete with a built-in oven and microwave, chimney hood fan, and cooktop. The kitchen overlooks both the dining area and the great room, making it the ideal space for entertaining or everyday family living. A rear entrance leads to the private backyard, complete with a BBQ gas line for everyday convenience and the main level is complete with a 2pc powder room. Upstairs, a central bonus room separates the spacious primary suite from the secondary bedrooms, providing privacy and flexibility. The sun-filled primary retreat includes a walk-in closet and a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full



bathroom, and a convenient upper laundry room complete this level. The basement offers endless opportunities for future development, with 9â€™™ foundation walls, rough-ins for a 4-piece bathroom and sink, oversized windows, and private backyard access via the side entrance. Located in the vibrant community of Seton, this brand-new home will be move-in ready this fall and is just steps from countless amenities and the South Calgary Health Campus. Builder warranty and Alberta New Home Warranty allow you to purchase with peace of mind - start enjoying your brand new home this fall! Note: Home is under construction. Photos are of a showhome model and not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2258112
Price	\$699,079
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,880
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19848 44 Street Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 4B8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	September 19th, 2025
Zoning	RG
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
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