

20305 45 Street SE
Calgary, Alberta

MLS # A2333785



\$780,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Rectan		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	No Animal Home, No Smoking Home		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-G		
Utilities:	-		

Inclusions: In Basement: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer.

***OPEN HOUSE SATURDAY, SEPT 19th 2-4 pm *** TRIPLE CAR GARAGE WITH RARE DRIVE THROUGH FEATURE FOR RV PARKING | CORNER LOT | LEGAL 2 BDRM BSMT SUITE | Welcome to Seton, where comfort, functionality, and modern design come together on a desirable corner lot. This air-conditioned two-storey home features a rare triple detached drive-through garage with overhead doors at both the front and rear, offering convenient drive-through access and exceptional flexibility for vehicles, recreational equipment, a workshop, or a customized entertainment and hobby space. Thoughtfully designed for today's lifestyle, the home also includes a legal two-bedroom basement suite, offering an excellent opportunity for multigenerational living or valuable mortgage-supporting rental income. Step inside to bright, open-concept living spaces designed for both everyday comfort and effortless entertaining. The main floor showcases a spacious living room highlighted by a sleek electric fireplace, expansive windows that fill the home with natural light, and a generous dining area. The well-appointed chef's kitchen features quartz countertops, crisp white cabinetry, a breakfast bar, and stainless steel appliances. Upstairs, the spacious primary retreat offers a walk-in closet and a private 3-piece ensuite. A versatile bonus room provides the perfect space for a family room, home office, or play area, while two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The fully self-contained legal basement suite is beautifully finished with its own kitchen, living area, two bedrooms, full bathroom, and separate laundry, providing exceptional flexibility for extended family or rental potential.Outside, enjoy a cozy deck, a fully fenced and landscaped yard, and an unbeatable location close to parks,

athletic fields, schools, shopping, and the South Health Campus. Offering exceptional versatility, premium garage space, and income-generating potential in one of Calgary's most sought-after communities, this is a home you won't want to miss.