

884 Seton Circle SE
Calgary, Alberta

MLS # A2175130



\$650,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,503 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Pantry, Storage		

Inclusions: Blinds, Patio Door Drapes, Shed

Welcome to this inviting 2-storey home in the vibrant community of Seton! With 1,500 sq ft of thoughtfully designed living space, this home offers 3+1 bedrooms, 3.5 baths, a single attached garage, and a separate entrance to the fully finished basement! As you step inside, you're greeted by an open-concept main floor that seamlessly connects the living area, kitchen, and dining room. The kitchen is a chef's dream, featuring sleek granite countertops, stainless steel appliances, and an abundance of both counter and cabinet space, plus a large pantry for additional storage. The adjacent dining room is perfect for family meals or entertaining, with patio doors leading to the deck for seamless indoor-outdoor living. A convenient 2-piece bath completes the main floor. Upstairs, you'll find three bedrooms thoughtfully placed for privacy. The spacious primary suite is located on one side of the home, offering a peaceful retreat with a walk-in closet and a 3-piece ensuite featuring a stand-up shower. The two secondary bedrooms are situated on the opposite side, providing separation and comfort. A full 4-piece bath and a convenient laundry room round out the upper level, adding functionality to the space. The fully finished basement is a versatile bonus, with a large central recreation room perfect for family gatherings or a home theatre. The basement also includes a fourth bedroom, a full 4-piece bath, and plenty of storage. The separate entrance makes this area ideal for guests, extended family and more! Seton is an exciting and growing community, offering everything you need within reach. From the South Health Campus to an array of shops, restaurants, and recreation facilities, it's a neighbourhood that blends convenience with family-friendly amenities. Easy access to Deerfoot and Stoney Trails makes commuting a breeze, and the abundance of parks,

playgrounds, and walking paths adds to the appeal.