

247 Union Avenue SE
Calgary, Alberta

MLS # A2186079



\$724,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Bonus room Mount for TV,

**** Great Value ** Double Car Garage ** 1800+ Sq Ft of luxury living space ** Upper 3 Bedroom + Bonus room home ** Park Location with south facing back yard ** Immaculately maintained bright and open plan. Modern design 2-story home located in the heart of the Award-winning Seton community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded grey wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, gas stove, a central island with a flush eating bar and microwave shelf, an under-mount stainless steel sink with a large window above, white quartz countertops, white subway tile backsplash, and stainless steel hood fan. Spacious dining room and great room combo all with 9' ceilings. Just so you know, the larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with LVP on the main floor, tile floors in the upper baths, and high-quality carpet on the stairs + bedrooms. BONUS: An upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generous size bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers south views, a private ensuite & big closet. Other upgrades: unspoiled basement, front covered entry, 24' x 22' Double car garage with lots of room for extra street parking. Excellent curb appeal, fully landscaped with fencing, rear 18'x 10' wood deck! You can call your friendly REALTOR(R) to view - April 2024 possession date.**