



GRASSROOTS
REALTY GROUP

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186 Seton Grove SE
Calgary, Alberta

MLS # A2214431



\$669,999

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,668 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	N/A		

Located in the heart of Seton, this tasteful home offers incredible value with a legal 1 bedroom basement suite and double detached garage. Curb appeal is on point with charming brick siding and a partially covered front porch. Inside, the main floor welcomes you with a cozy yet spacious open-concept layout featuring a warm family room, a large dining area, and a stunning kitchen. You'll love the quartz countertops, massive island with breakfast bar, stainless steel appliances, and abundant cabinetry — plus a walk-in pantry to keep everything organized. Upstairs includes 3 bedrooms, a bonus room, laundry, and a spacious primary suite with walk-in closet and ensuite. The legal basement suite has its own entrance, furnace, laundry, and a private fenced play area—perfect for a rental space or extended family. Stay comfortable year-round with a new A/C unit. Outside, enjoy a large backyard, deck, and convenient access to local parks and amenities. Walk to the YMCA, South Health Campus, Cineplex, schools, parks, and shopping. Quick access to Deerfoot & Stoney Trail. Welcome to your new home - A perfect blend of function, style, and location!