



GRASSROOTS
REALTY GROUP

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14 Seton Parade SE
Calgary, Alberta

MLS # A2218180



\$789,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Central Air Conditioner, water softener, window blinds

Discover the perfect family home in the sought-after community of Seton! This stunning property boasts a front-attached garage and a thoughtfully designed layout featuring 3 spacious bedrooms, a cozy living room, and convenient laundry rooms on both the upper floor and in the basement. The legal basement suite includes an additional bedroom, offering incredible flexibility for extended family living. The home's upgraded kitchen is a chef's delight, complete with built-in modern appliances, while the bonus room sets the stage for entertainment with built-in speakers. The modified garage offers huge storage space, perfect for keeping everything organized. This move-in-ready home boasts a finished backyard, providing a private retreat, and features the convenience of two furnaces for customized comfort. Situated in Seton, this location is unbeatable, offering proximity to a wide range of amenities. Enjoy easy access to the Cineplex, all major banks, Tim Hortons, the YMCA (the largest in North America), gyms, shopping at Superstore and Save-On-Foods, nearby hotels, parks, playgrounds, a high school, and seamless connections to Deerfoot Trail and Stoney Trail. With no zero lot, this property combines practicality, comfort, and location for an unparalleled living experience.