



**GRASSROOTS**  
REALTY GROUP

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**844 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2221243**



**\$629,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautiful 3-Bedroom Home with Finished Basement in Seton Welcome to 844 Seton Circle SE &mdash; a fully upgraded, 3-bedroom semi-detached home in one of Calgary's fastest-growing communities. The main floor features a bright, open-concept layout with high ceilings, a large living room, and a modern kitchen complete with quartz countertops, stainless steel appliances, a central island, and a pantry. The dining area opens to a spacious deck, ideal for entertaining. Upstairs offers a bonus room, laundry with storage, three bedrooms, and two full bathrooms. The primary bedroom includes a walk-in closet and a private ensuite. The builder-finished basement includes a large rec room, bedroom, full bath, and a separate entry &mdash; perfect for extended family, guests, or future suite potential (illegal suite, subject to City approval). Enjoy a professionally landscaped backyard with a gazebo, artificial turf, patio, and privacy fencing &mdash; all designed for low maintenance. Central air conditioning, tankless hot water, and an attached garage complete the package. Located close to South Health Campus, Seton YMCA, shopping, schools, parks, and major roadways. You don't want to miss this opportunity!!