



GRASSROOTS
REALTY GROUP

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247 Union Avenue SE
Calgary, Alberta

MLS # A2227813



\$650,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversi		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	Bedroom shelves		

Set in the heart of Seton, next to parks and pathways and in walking distance to area shops, this stunning home is beautifully designed with upgraded features and a chic modern aesthetic you will instantly fall in love with. The curb appeal is on point, with manicured garden beds and a covered front porch. A transom window over the front door brings tons of light into the entryway, which leads to a sunny living room. Luxury vinyl plank flooring sets a stylish tone that continues throughout the home. The open floorplan flows through the dining area and into a gorgeous gourmet kitchen. An elevated monochromatic palette blends crisp white quartz counters and subway tile backsplashes with sleek grey cabinetry and upgraded stainless appliances. The French door refrigerator and gas stove are highlights, and an eat-up island is a focal point for entertaining. The pantry provides room to stock up on your favourite snacks and staples, so you'll always be ready for guests, and a powder room completes this level. Upstairs, the primary bedrooms is a spacious and serene retreat at the back of the house, with a full ensuite and a huge walk-in closet. A thoughtful layout is amazing for a busy family, with a bonus room forming a hub alongside the laundry room and a well-appointed main bath. The secondary bedrooms are on the opposite side for a wonderful sense of quiet and privacy. Top-down, bottom-up blinds in all the bedrooms allow you to customize your perfect amount of sunlight at any time of day. Downstairs, the basement awaits your finishing ideas – will you go with a home theatre, gym? An office or a spare room? Why choose? There is space for all your activities here. This home also has air conditioning for year-round comfort. Outside, the deck enjoys southern sunshine most of the day; great for your tan, plants, and summer get-togethers

while kids and pets play on the lawn. The oversized, double-detached garage gives you tons of off-street parking and room for toys and hobbies. The paved alley has an entrance straight ahead to each end, meaning if you pull the RV in to load up, there's no reversing required. This block enjoys extra green space and community amenities, with the pump track, dog park, and future HOA site all just steps away. Nearby, Seton Crossing has a selection of amenities just a block away, or head to the main Seton shopping area in less than 20 minutes on foot or 5 minutes by car. The South Health Campus is also close, and this master-planned community is quickly growing into a new central hub for the south of the city, with future potential for schools, LRT, and more already in the works. Of course, you will also love its location near the edge of Calgary, with easy access to commute or visit friends around town via Deerfoot or Stoney Trail, and even better proximity to routes out of the city, great if you love to visit nearby small towns or get out camping and into the mountains. See this one today!