



**GRASSROOTS**  
REALTY GROUP

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**140 Seton Terrace SE**  
**Calgary, Alberta**

**MLS # A2228203**



**\$785,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency, Standard, Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this immaculate detached home in the highly desirable community of Seton, ideally located on a premium corner lot with extensive upgrades and standout features you won't find elsewhere. Offering 2,321.76 sq ft of developed living space, this home is perfect for large or multi-generational families. The fully developed basement features a separate entrance, providing excellent income potential or privacy for extended family members. Step inside to discover a bright, open layout enhanced by high-end laminate flooring throughout—no carpet. The main kitchen is a chef's dream with quartz countertops, sleek modern cabinetry, and a dedicated spice kitchen, ideal for large meal prep and entertaining. The main living area opens to a beautiful deck and a spacious backyard—perfect for summer gatherings and outdoor enjoyment. Outside, you'll find a rare triple detached garage, ideal for car enthusiasts or hobbyists, with even more opportunity: there's room to build an additional oversized garage with a carriage house on top for extra income. All Development Permits are approved. With parking for up to six vehicles, space will never be an issue—and nearby neighbours are willing to rent parking spots, offering further income potential. The home also includes a brand-new air conditioning unit for year-round comfort, has never been rented, and is equipped with security cameras and additional safety features for your peace of mind. This home is ideally located just steps away from schools and the largest YMCA in North America, providing exceptional recreation and fitness facilities for the whole family. You're also close to numerous other amenities, including Superstore (10-minute walk), Cineplex VIP movie theatre (5-minute drive), South Health Campus Hospital (5-minute drive), 7/11

(10-minute walk), Long & McQuade (5-minute drive), Tim Hortons (5-minute drive), and all major banks (5-minute drive). On top of that, you'll find Save-On-Foods and a Shoppers Drug Mart, Brookfield YMCA with pool and fitness facilities, scenic trails, multiple playgrounds and off-leash dog areas, plus a great range of schools (Christ the King, Cardinal Newman, Joane Cardinal-Schubert High School, All Saints High School) and numerous daycare/dayhomes right in Seton — making it an ideal location for families, pet-owners, commuters, and anyone seeking a vibrant, fully equipped community. You're just a 2–5 minute walk from several Calgary Transit bus stops—which serve Routes 79, 862, 14, and 75—connecting to local hubs like Cranston, Auburn Bay, Mahogany, All Saints High, and Somerset—Bridlewood. This high level of transit connectivity makes commuting easy and flexible.