



**GRASSROOTS**  
REALTY GROUP

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**845 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2233331**



**\$809,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 845 Seton Circle SE—a stylish and contemporary residence nestled in the heart of Calgary’s vibrant Seton community. This 4 bedroom, 3.5 bathroom home features a FULLY FINISHED basement and a FULLY FENCED BACKYARD, combining elegant design with functional family living. Step into the open-concept main floor, where an abundance of natural light accentuates a gourmet kitchen complete with a gas range, expansive island, and sleek finishes—perfect for entertaining or casual dining. The adjoining living and dining areas offer a seamless flow, ideal for hosting gatherings or enjoying everyday moments. Upstairs, you’ll find three generous bedrooms, two full bathrooms and a generous bonus room, ideal for family game nights or just catching up on your favorite shows. The primary bedroom offers a serene retreat with large windows, an impressive walk in closet and a spa like 5 piece ensuite with a CUSTOM 10M GLASS AND TILE SHOWER and double vanity, this is the perfect space to unwind after a long day, while the additional bedrooms are versatile for family, guests, or a home office. The FULLY DEVELOPED basement level adds further flexibility, featuring a fourth bedroom and a full bathroom—well suited to accommodate guests or multi-generational living needs. Outside, the fully fenced yard creates a private oasis, perfect for summer evenings, safe playtime, or relaxing under the Calgary sun. Located on a quiet street, this home offers peace of mind and a sense of community. Located just steps from parks, schools, and the bustling Seton Urban District, this home offers unparalleled convenience. A short walk takes you to shops, restaurants, and recreation options, while easy access to Deerfoot Trail and Stoney Trail connects you seamlessly to the rest of Calgary. The nearby South Health

Campus ensures essential amenities are always within reach. Don't miss your chance to live in Seton - book your private showing today!