



**GRASSROOTS**  
REALTY GROUP

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**1028 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2234147**



**\$559,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Alarm system, no contract

Welcome to your new home in vibrant Seton — where comfort, style, and convenience come together. This no condo fee semi-detached home offers 3 bedrooms, 2.5 bathrooms, and over 1,500 sq. ft. of thoughtfully designed living space — perfect for first-time buyers or young families. The open-concept main floor is ideal for everyday living and entertaining, featuring wide plank laminate flooring, a modern kitchen with quartz countertops, island with eating bar, pantry, gas stove, and spacious living and dining areas filled with natural light. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a walk-in closet and 3-piece ensuite + a convenient upper floor laundry room. The unfinished basement offers excellent future potential, with a bathroom rough-in already in place and a tankless water heater for added efficiency. Step outside to your west-facing backyard. Enjoy the partially covered deck with BBQ gas line, + patio, and no neighbors behind. Single front attached garage with extra storage space and a driveway for additional parking. Located just a short walk to parks, playgrounds, grocery stores, restaurants, and with easy access to major routes and public transit, this home offers great value. Call today to book your viewing!