

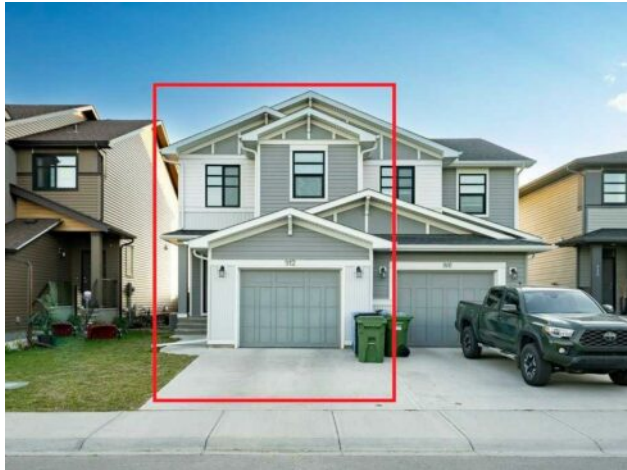


GRASSROOTS
REALTY GROUP

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912 Seton Circle SE
Calgary, Alberta

MLS # A2235030



\$634,786

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,681 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: None

Welcome to 912 Seton Circle SE – a beautifully upgraded semi-detached home located in Calgary’s vibrant and rapidly growing community of Seton. This spacious 3-bedroom, 3.5-bathroom home offers over 2,000 sq ft of thoughtfully designed living space, including a fully finished basement. The main floor boasts a bright, open-concept layout with soaring ceilings, a generous living area, and a stylish kitchen featuring quartz countertops, stainless steel appliances, a central island, and a walk-in pantry. The dining area leads out to a large deck – perfect for outdoor entertaining. Upstairs, you’ll find a cozy bonus room, convenient upstairs laundry with storage, and three well-sized bedrooms, including a primary suite complete with a walk-in closet and a private ensuite bath. The builder-finished basement offers even more space with a large recreation room, an additional bedroom, and a full bathroom – ideal for guests, a home office, or extended family living. Enjoy the privacy of a fully fenced backyard designed for low-maintenance living. Additional highlights include central air conditioning, tankless hot water, and an attached garage. Ideally located near, Seton YMCA, top-rated schools, South Health Campus shopping, parks, and major roadways, this home offers comfort, style, and convenience. Don’t miss your chance to own this exceptional home in one of Calgary’s most desirable communities!