



GRASSROOTS
REALTY GROUP

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40 Seton Mews SE
Calgary, Alberta

MLS # A2237052



\$749,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Lorex Security Camera System, Sony Bravia projector system, EV Charger. Appliance in Suite: Dishwasher, electric stove, hood fan, fridge, washer & dryer.

Open House on Sunday, August 3, 1-3pm Welcome to 40 Seton Mews SE, where high-tech living meets smart investment opportunity in one of Calgary's most exciting and vibrant communities. This exceptional home stands out with a fully developed legal basement suite featuring a private side entrance, its own kitchen, laundry, spacious living area, and a dedicated furnace—making it ideal for multi-generational living or generating reliable rental income (currently \$1,500/month under a long-term contract). Add in the oversized double detached garage with Top-tier EV charging provision and you've got the full package. Built in 2021 and brimming with upgrades, this home offers state-of-the-art smart home features, including remote-operated smart locks, a Nest thermostat system with room-by-room sensors, and an EV-ready garage equipped for future solar installation. The main kitchen is a dream for any home chef, complete with sleek quartz countertops, modern cabinetry, and smart appliances that can be controlled directly from your phone. Step inside and you'll discover nearly 1,840 sq ft above grade, plus another 730 sq ft in the professionally finished basement. The main floor offers an open-concept layout with a generous living room, dedicated office, and modern dining area. Upstairs, the large bonus/family room is perfect for movie nights (especially with the Sony Bravia projector system that stays with the home), and the spacious primary suite includes a walk-in closet and private ensuite. Families will fall in love with the neighborhood—Seton is alive with energy, home to great parks, playful streets, and friendly neighbors. Kids walk to the nearby school bus stop, and the new HOA facility (coming by year-end) will bring even more community amenities. With the South Health Campus, shops, restaurants, and entertainment just minutes

away, this location delivers convenience and lifestyle in one. Additional features include a new on-demand hot water heater, a 24/7 Lorex security camera system, upper-floor laundry, and a beautifully maintained private yard. Whether you're looking to live, invest, or both—this home checks every box. Schedule your showing today and see why 40 Seton Mews SE is the one you've been waiting for.