



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

50 Seton Road SE
Calgary, Alberta

MLS # A2242222



\$785,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Solar Panels, Electric Fireplace

Welcome to 50 Seton Road SE, a beautifully designed 2-storey detached home offering over 2,200 sq ft of above-grade living space with TRIPLE PANE WINDOWS AND SOLAR PANELS in one of Calgary's most vibrant and amenity-rich communities. This 3-bedroom, 2.5-bathroom home delivers a perfect balance of functionality, comfort, and contemporary style. The main floor features an expansive open-concept layout that flows seamlessly from the front office or flex room into the bright living and dining areas. A stunning central kitchen is the heart of the home, complete with granite countertops, a large island, gas range, built-in microwave, and ample cabinetry. Recessed lighting and wide-plank vinyl flooring enhance the space, while oversized windows and glass sliding doors bring in abundant natural light and open to the fully fenced backyard. Upstairs, the bonus room offers additional flexible space for a media room or play area. The primary suite is a true retreat, featuring a spacious layout, a 5-piece ensuite with double vanity, soaking tub, separate shower, and access to a massive walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The unfinished basement provides incredible potential for future development—whether for extended family or additional personal space. The home also includes central air conditioning, an electric fireplace, and solar panels, combining everyday comfort with energy efficiency. Enjoy the convenience of a double attached garage, driveway parking for two more vehicles, and a beautifully landscaped front yard across from the Community Centre with TENNIS COURTS and a multitude of activities for you and your family to enjoy! Seton is one of Calgary's premier south communities, home to the South Health Campus, YMCA,

Cineplex, restaurants, shops, and a future Green Line LRT station. Families will appreciate access to parks, playgrounds, walking paths, and nearby schools. Don't miss your chance to own this property! Book your showing today!