



GRASSROOTS
REALTY GROUP

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36 Seton Row SE
Calgary, Alberta

MLS # A2245216



\$589,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Public Open House: Sept 13th: 11:30 am - 1:30 pm. Back to Market! Here's your opportunity again! 1720 SQFT FULLY UPGRADED DETACHED HOME WITH SEPARATE BASEMENT ENTRANCE UNDER \$600K! Pack your bags & move! Gorgeous Beauty! * Watch the Video* Home Sweet Home! Welcome to 36 Seton Row situated in one of the most popular communities of SE Calgary "Seton" with endless amenities and modern living at your door steps! CONTEMPORARY EXTERIOR | 1720 SQFT | OPEN CONCEPT | BRIGHT & SPACIOUS | SEPARATE ENTRANCE | FULLY UPGRADED | 3 BEDROOMS + BONUS ROOM | STYLISH KITCHEN | 9FT BASEMENT CEILINGS | 2 OVERSIZED BASEMENT WINDOWS | LANDSCAPPED | FANTASTIC COMMUNITY. Upon entrance, you'll love the spacious, modern, and sun-kissed main floor with a massive living room with pot lights - a great entertainment area for your daily living. Adjacent to the living room is the dining which can easily accomodate a 6-8 seater. The stunning Chef's L- Shaped Kitchen featuring tons of cabinet space, stainless appliances including gas stove and chimey fan, quartz countertops, elegant backsplash, under the cabinet lights, chic pendant lights, and a spacious island. Upstairs features 3 spacious bedrooms and a central bonus room with pot lights making it perfect for your movie nights, kids play area, or set up an office. The primary bedroom has a great sized walk-in closet and an ensuite with a standing glass shower. 2 other generous size bedrooms, a shared bathroom, and stacked laundry completes this level. The unfinished basement comes with its rear separate entrance and offers 9 ft ceilings and 2 oversized windows - a great income potential to build a LEGAL SUITE (subject to approval and permitting by the city/municipality). Sip your morning coffee in your South

facing front porch and enjoy the fully landscaped front and backyard! Perfect savvy living with minutes away from SOUTH CAMPUS HOSPITAL, YMCA, Cineplex, Superstore, Seton Urban District (offering a variety of local restaurants, bars, shopping stores), Upcoming Seton'a HOA, Joane Cardinal-Schubert High School, easy access to Stoney Trail, & what not. Stunning Home offered at a stellar price! Come make this your next home!