



GRASSROOTS
REALTY GROUP

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329 Seton Villas SE
Calgary, Alberta

MLS # A2246882



\$939,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to this incredible 6-bedroom, 5-bath residence in the vibrant community of Seton. From the moment you step inside, you are greeted by luxurious vinyl flooring that flows seamlessly throughout the main level. The open-concept kitchen boasts ample cabinetry, stainless steel appliances, a spacious island, a Butler's Pantry, and a dining area that opens onto a deck—perfect for outdoor gatherings. The inviting family room features a cozy fireplace, adding both warmth and elegance. The main level also offers a versatile den, a bedroom, and a stylish 4-piece bathroom, providing comfort and convenience for guests or multigenerational living. Upstairs, the generous primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite. Another master bedroom with 4-piece ensuite, two additional well-appointed bedrooms, a versatile bonus room, a 4-piece bathroom, and a convenient laundry room complete this level. The fully finished basement expands your living space with a large entertainment area, an additional bedroom, a den, and a modern 4-piece bathroom. This home is equipped with central air conditioning for year-round comfort and a built-in sprinkler system for easy lawn and garden maintenance. Outside, the beautifully landscaped backyard offers the perfect setting for relaxation or entertaining. Ideally located, this home is within walking distance of restaurants, playgrounds, and numerous amenities in award-winning Seton—including the South Health Campus, YMCA, and the forthcoming community center. Book your private showing today!