



GRASSROOTS
REALTY GROUP

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124 Seton Gardens SE
Calgary, Alberta

MLS # A2247314



\$895,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Beautiful Seton Home with Legal Suite Backing onto Park & Playground Welcome to this stunning home in the heart of Seton, perfectly located backing onto a park and playground, offering both privacy and beautiful views. Total developed space of 3088.9 sqft. The main and upper levels feature a bright, open-concept layout with a spacious living room and cozy fireplace, a generous dining area, and a chef's kitchen complete with a massive island, quartz countertops, built-in microwave and oven, and premium finishes throughout. Step outside to the composite deck and enjoy the serene park setting right in your backyard. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite, two full bathrooms, a bonus room, and convenient upper-floor laundry. The fully developed basement boasts 9 ft ceilings, a legal two-bedroom suite with its own side entrance, a modern kitchen, full bathroom, and comfortable living space—perfect for extended family or generating rental income. Seton is a modern, master-planned community in southeast Calgary designed to combine urban convenience with suburban comfort. It features the South Health Campus hospital, the world's largest YMCA, and a vibrant commercial district with shops, restaurants, and entertainment. The area offers excellent walkability, easy access to major roads, and future LRT connections. Families benefit from nearby schools, parks, and planned amenities like splash parks, skating rinks, and community gardens. Housing options range from condos to single-family homes, making Seton attractive to a wide range of residents. This home truly offers it all: location, style, and functionality. Don't miss the opportunity to own this beautiful property in one of Calgary's most sought-after communities!