



GRASSROOTS
REALTY GROUP

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**215, 380 Seton Villas
Calgary, Alberta**

MLS # A2249448



\$402,162

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	946 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 222
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

The beautiful and brand new Brubeck townhome offers 2 bedrooms, 2.5 bathrooms, 2 balconies with west exposure and a private single attached garage! Current promotion for FREE A/C supply and install! At nearly 1,000 square feet of living space (RMS - 946, Builder - 1,032) this brilliantly designed townhouse features an open concept main level with a large kitchen complete with a suite of stainless steel appliances, pantry and large peninsula that provides additional seating. The kitchen overlooks the living and dining space that spans nearly 14'x14' feet, providing the perfect open space that is ideal for entertaining. Resilient vinyl plank flooring flows throughout the main living area, perfect for those with children and pets. A large private balcony, spanning nearly 8'x10' is off of the main level living area and is perfect for a BBQ space with seating. The main level is complete with a 2 pc powder room. The upper level of the home features an expansive primary bedroom with a large closet, private 3pc ensuite and its own private balcony! A large second bedroom with a walk-in closet and 4pc ensuite bathroom is the perfect guest room or home office space. The upper level is complete with a linen closet and laundry space. Completing this home is a private single attached garage that will keep your vehicle and valuables safe all year round. Located in the heart of Seton, within walking distance to countless amenities and the South Calgary Health Campus, this property is perfect for first time buyers, those looking to downsize or investors. Alberta New Home Warranty + Builder warranty is included with the purchase of this brand new home - allowing you to purchase with peace of mind. **Please note: This property is under construction and nearing completion. Photos are from a show home model and are not an exact representation of the

property and interior finishes will vary. Primary bedroom ceiling is not vaulted like shown in photos.