



GRASSROOTS
REALTY GROUP

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53 Seton Manor SE
Calgary, Alberta

MLS # A2250133



\$749,000

Division:	Seton		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,053 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: Shed

Not your average cookie-cutter home! This former Trico showhome is full of color, character, and style AND over 2800sqft of developed space. From the moment you walk in, the abundance of windows and 9’ ceilings create a bright, open feel. The main floor features plank flooring, a stunning island kitchen with quartz counters, stainless appliances, and a walk-in pantry. Upstairs you’ll find 3 bedrooms, including a large primary with full ensuite, plus an awesome loft-style bonus area that can be used as a family room or even a second master suite with direct access to a full bathroom. The finished basement adds even more living space with soaring ceilings, a huge bedroom, and a full bathroom—perfect for guests or extended family. Other highlights: central A/C, underground sprinklers, upstairs laundry, designer lighting, and R-G zoning that allows for a garage suite (with city permits). Located on a quiet street near shopping, the South Health Campus, and great amenities, this home stands out with its thoughtful design and vibrant personality.