



**229, 380 Seton Villas SE**  
**Calgary, Alberta**

**MLS # A2252545**



**\$480,115**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

The beautifully finished 'Armstrong' by Brookfield Residential is for sale in the heart of Seton. This brand-new home is thoughtfully designed and upgraded throughout, featuring 3 bedrooms, 2.5 bathrooms and a private double attached garage. The open concept main living area features a timeless kitchen with full-height cabinets complete with a suite of stainless-steel appliances, including a built-in hood fan, built-in microwave and quartz countertops with an island for additional seating space. The bright kitchen opens to the living and dining areas, making it the perfect space for entertaining guests. The large living area has a wall of windows allowing natural light to pour through the property all day long. The upper level has an expansive ~11'x12' primary bedroom complete with a walk-in closet and private ensuite. Two more bedrooms, a full bathroom and laundry complete the upper level. Completing the property on the lower level is a private double attached garage to keep your vehicle and valuables safe and secure all year long. This home has been upgraded with central A/C rough-in, a gas line for the BBQ and LVP flooring on the stairs. If you're looking for a brand-new townhome in Calgary, this is it! This property includes a full builder warranty + Alberta New Home Warranty in the desirable new community of Seton.