



GRASSROOTS
REALTY GROUP

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38 Seton Parade SE
Calgary, Alberta

MLS # A2254120



\$699,870

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

*** Priced well below City assessment, and no GST or landscaping to worry about *** Welcome to this beautifully upgraded move in ready, 3-bedroom, 2.5-bathroom detached home offering 1,861 square feet of thoughtfully designed living space in the vibrant and amenity-rich community of Seton. This aggressively priced home showcases a wide array of builder upgrades and designer finishes throughout, making it truly stand out from the rest. The main floor features luxury vinyl plank flooring, large windows that fill the space with natural light, and an open-concept layout perfect for everyday living and entertaining. The kitchen is a true showstopper with striking blue cabinetry, designer quartz countertops, a gas range, stainless steel appliances, and a large central island with bar seating. Tasteful wallpaper accents in both the kitchen and upper bonus room add a custom touch of style. A convenient powder room completes the main level. Upstairs, you'll find a spacious and versatile bonus room, ideal for a family room, home office, or play space. The upper laundry room offers excellent convenience and includes built-in shelving for added functionality. The primary retreat impresses with a massive walk-in closet and a beautifully upgraded 5-piece ensuite featuring quartz counters, a double vanity, a soaker tub, and a glass-enclosed shower. Two additional bedrooms and a full 4-piece bathroom complete the upper floor. The unfinished basement offers future development potential or ample storage, while the double attached garage adds everyday convenience. Outside, enjoy the fully fenced backyard with a raised deck—perfect for summer evenings and weekend BBQs. Located just minutes from the South Health Campus, the YMCA, Cineplex, schools, shopping, and the future Green Line LRT, this exceptional Seton home blends comfort,

convenience, and elevated design. Don't miss your opportunity—book your showing today! Do not forget to look at the 3D tour and video!