



GRASSROOTS
REALTY GROUP

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27 Seton Parade SE
Calgary, Alberta

MLS # A2254496



\$700,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lawn		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Pergola in the backyard		

Welcome to effortless living in this beautifully designed executive bungalow, perfectly located in the heart of Seton! This detached home offers over 2,250 sq. ft. of stylish living space, with two spacious bedrooms (one up, one down), 2.5 bathrooms, and vaulted ceilings soaring from 9 to 13 feet that create a bright, open, and airy atmosphere. Enjoy the convenience of main floor laundry, a walk-in pantry, and floor-to-ceiling cabinetry in a chef-inspired kitchen complete with a large island and stainless steel appliances. The main floor boasts luxury vinyl plank flooring throughout, a cozy electric fireplace, and expansive windows that fill the space with natural light while offering serene views of your private, fully fenced backyard. Step outside to a low-maintenance yard with a pergola-shaded patio, garden space, and gas BBQ line—perfect for summer entertaining. The primary suite is a retreat of its own with a walk-in closet and a stunning 5-piece en suite featuring a soaker tub, glass shower, and dual vanities. Downstairs, the fully finished basement offers flexibility with room for a home gym, office, family room, and a generous second bedroom with its own 3-piece bathroom and massive storage area. Additional features include air conditioning, instant hot water, water softener, attached double garage, and NO condo fees. All of this, just steps from shops, restaurants, groceries, the South Health Campus Hospital, and all that Seton has to offer. This home could be a great long term investment to your future self.