



**GRASSROOTS**  
REALTY GROUP

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**21 Seton Parade SE**  
**Calgary, Alberta**

**MLS # A2255895**



**\$849,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,213 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

**Inclusions:** n.a.

Welcome to your dream home in the vibrant community of Seton! This beautifully designed 2200+ sq. ft. detached family home sits on a large lot with a long front driveway and an oversized double garage, offering the perfect blend of space and functionality. From the moment you arrive, the covered front entrance invites you inside. Step into a bright, open-concept main floor where warm luxury vinyl plank flooring flows throughout. At the heart of the home is a grand chef's kitchen with extensive upgrades, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a double-door fridge, and ceiling-height cabinetry. The open layout seamlessly connects the kitchen, dining, and living spaces, while large windows fill the home with natural light. A cozy fireplace adds charm on cooler days, and the walk-through pantry from the garage—complete with a privacy door—makes daily living easy. Upstairs, you'll find a spacious bonus room, two generous bedrooms, and a spa-like primary suite with a large window, double vanity sinks, a tiled stand-alone tub, tiled shower, and an expansive walk-in closet. An additional four-piece bathroom completes the upper level. The fully finished basement offers incredible flexibility—currently set up as a home theatre and workstation, it's also perfect as a games area or gym. A four-piece bathroom and full bedroom make it ideal for guests or extended family. Additional highlights include: Central air conditioning for year-round comfort Backyard landscaping with a deck for easy outdoor living Low-maintenance gravel side yard Seton is one of Calgary's fastest-growing, award-winning communities, celebrated for its urban design, world-class amenities, South Health Campus, YMCA, shopping, restaurants, and future Green Line LRT access. This home

places you at the heart of it all&mdash;offering not just a residence, but a lifestyle.