



**GRASSROOTS**  
REALTY GROUP

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**4673 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2256238**



**\$439,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Seton                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse-Stacked      |               |                  |
| <b>Size:</b>     | 1,199 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Close to Clubhouse     |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | ENERGY STAR Qualified Equipment | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 251 |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame            | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island   |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

This stylish and functional townhome offers a well-planned layout with all the right features, including an attached garage for everyday convenience. The main level welcomes you with an open-concept design that flows effortlessly between the kitchen, dining, and living areas, making it ideal for both relaxing evenings and casual get-togethers. The kitchen is a standout with modern two-tone cabinetry, featuring crisp white uppers paired with soft grey lowers, and is equipped with stainless steel appliances, including a built-in microwave and full-sized fridge. A conveniently located half bath on the main level adds everyday ease. Upstairs, you will find three comfortable bedrooms and two full bathrooms. The primary suite provides a quiet retreat with its own private ensuite, while the two additional bedrooms offer versatility for guests, kids, or a home office setup. With clean, contemporary finishes, a smart layout, and the practicality of an attached garage, this home checks all the boxes for comfortable, low-maintenance living.