



GRASSROOTS
REALTY GROUP

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305 Seton Circle SE
Calgary, Alberta

MLS # A2256443



\$565,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,398 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Plug-In, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SUNDAY SEPT 28th 12-2PM**** This stylish semi-detached corner-lot home is the perfect step into homeownership, designed for modern living with all the upgrades you've been looking for. From the welcoming front porch with its intricate screened door to the low-maintenance landscaped backyard, this property gives you space to enjoy life on your terms. With extra street parking right out front and a parking pad ready for a future garage, convenience is built right in. ****Inside,** the open-concept main floor feels bright and spacious with 9-ft ceilings and durable Laminate flooring. The kitchen is made for both function and style—quartz countertops, upgraded maple cabinets, stainless steel appliances including an induction stove, and a central island that's perfect for casual meals, meal-prep, or gathering friends. Sliding glass doors lead to your sunny southwest backyard patio, ideal for barbecues, weekend hangs, or just relaxing with a book under the sun. ****Upstairs,** the primary suite is your own private retreat, complete with a walk-in closet and spa-like ensuite with a soaker tub and extra-long vanity with tons of counter space. Two additional bedrooms and a second full bath give you flexibility for a guest room, home office, or creative space. ****The** partially finished basement—with separate side entrance and laundry—offers plenty of potential for a future media room, gym, or workspace. Central air and ceiling fans keep you cool and comfortable year-round. ****Seton** is Calgary's vibrant "downtown of the south," a master-planned community that combines modern living with unbeatable convenience. Featuring the South Health Campus, a world-class YMCA and Rec Centre, VIP Cineplex, schools, parks, and an exciting mix of shopping, dining, and entertainment, Seton has quickly

become a destination for families and professionals alike. With pathways, green spaces, and future LRT access, this up-and-coming neighbourhood offers the perfect balance of lifestyle, work, and play—all right at your doorstep. **Love where you Live. Call your favourite Realtor today!**