



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

27 Seton Parade SE
Calgary, Alberta

MLS # A2259199



\$679,900

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		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: GAZEBO IN BACK YARD

Welcome to the first ever Banff model built by award winning builder, Cedarglen Homes! This unique bungalow features incredible upgrades and a unique floor plan, which welcomes you to a fabulous great room plan, flooded with natural light. Warm luxury vinyl plank floors, throughout the main floor, including 8 doors throughout. Soaring vaulted ceilings, give this home a lovely, open vibe. The central kitchen features a large quartz island, upgraded floor to ceiling soft close cabinetry, and high end stainless steel appliances, including a gas range with dual ovens. A large pantry, adds to the abundance of storage. The dining nook adjacent to the kitchen is spacious, and perfect for family dinners. The living space is expansive and boasts a large fireplace, and large sliding doors to a private cozy yard. The fully fenced yard showcases a large deck and lower patio space, as well as lots of green space. An excellent extension for entertaining from the main living space. The master suite is large and features massive windows, a 5 pc ensuite w/ double vanity, custom shower & soaker tub plus a full walk in closet! A Main floor laundry room is convenient, and located just by the main level half bath. The basement is fully finished with a large rec room (the ultimate theatre space and games room), full 4 pc bathroom and large 2nd bedroom. An enclosed Gym can easily be added to this level. The mechanical room is huge and offers ample storage space. The double attached garage is spacious, with room for shelving and a freezer. Meticulously maintained and freshly painted. You can't beat this location. Situated on a quiet street and the fabulous community of Seton. Close to restaurants, shopping, movie theatre, grocery stores, YMCA, public library, schools, and the South Health Campus. The new Homeowner Association will give you access to a splash

park, hockey rinks, tennis courts, gardens, entertainment space and so much more! This is an excellent opportunity to own a unique bungalow in one of the best award winning communities. Motivated seller as they are moving out of province. Dont miss this unique opportunity.