



GRASSROOTS
REALTY GROUP

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241, 380 Seton Villas SE
Calgary, Alberta

MLS # A2259647



\$415,353

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	973 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 222
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Brightside Townhomes in Seton! The Brubeck, built by Brookfield Residential, offers 2 bedrooms, 2.5 bathrooms, and nearly 1,000 square feet of living space over two levels, complete with 2 outdoor spaces and a single attached garage. This beautifully designed new home features an open-concept main living area with a wall of south-facing windows, allowing natural light to fill the space throughout the day. The kitchen includes a full suite of stainless-steel appliances with a large quartz peninsula provides additional seating and overlooks the main living and dining area-making this an ideal space for entertaining. The main level also includes a 2-piece bathroom and a spacious corner balcony. Upstairs, you'll find dual primary bedrooms, each with a private ensuite and walk-in closet. The larger primary bedroom includes its own private balcony. Laundry is conveniently located on the second level for everyday ease. The private single attached garage offers secure parking and extra storage space. This brand-new home comes with both the full builder warranty and the Alberta New Home Warranty, giving you peace of mind with your purchase. Perfect for first-time homebuyers, investors, or those looking to downsize with maintenance-free living, this townhome is nearly move-in ready in the desirable community of Seton. **Please note: The property is under construction, and the photos provided are of a show home; exact finishes may vary.