

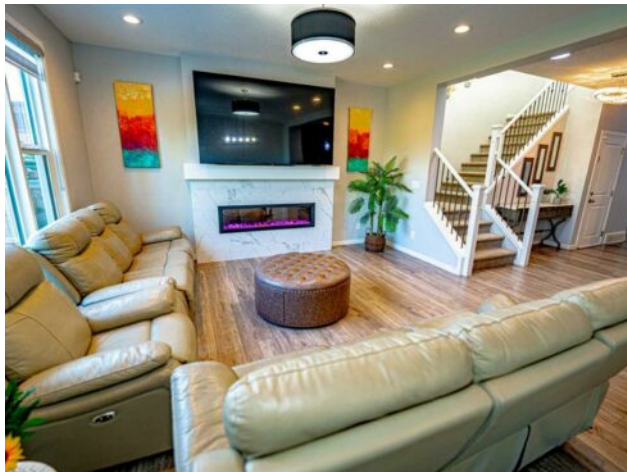


GRASSROOTS
REALTY GROUP

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124 Seton Gardens SE
Calgary, Alberta

MLS # A2260311



\$859,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this stunning home in the heart of Seton, perfectly positioned to back onto a park and playground offering privacy, open views, and a serene backdrop for everyday living. With over 3,095 sq. ft. of developed space, this property blends modern style, comfort, and functionality.

Main & Upper Levels -Bright, open-concept layout with 9 ft ceilings -Spacious living room with cozy fireplace -Chef's kitchen with massive island, quartz counters, built-in oven & microwave, and premium finishes -Generous dining area with access to the composite deck overlooking the park -Main-floor flex/den + full bathroom ? ideal for guests, home office, or multi-generational living -Upstairs: 3 spacious bedrooms including a luxurious primary suite, 2 full bathrooms, a bonus room, and convenient laundry

Legal Basement Suite -9 ft ceilings for a spacious feel -Separate side entrance for privacy -2 bedrooms, full bathroom, modern kitchen and inviting living space -Perfect for extended family or rental income potential

Why Seton? Seton is a vibrant, master planned community in southeast Calgary offering the perfect balance of urban convenience and suburban comfort and Enjoy features like -South Health Campus hospital -The world's largest YMCA -A bustling commercial district with shops, dining, and entertainment -Excellent walkability, easy access to major roads and future LRT connections -Family

friendly amenities including schools, parks, skating rinks, splash parks, and more

This home truly has it all a prime location, stylish finishes and incredible versatility. Don't miss your chance to own this rare gem in one of Calgary's most sought after communities