



**GRASSROOTS**  
REALTY GROUP

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**102, 474 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2260602**



**\$520,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to 102-474 Seton Circle Se. This beautifully designed 2-bedroom, 2.5-bath townhouse offers modern living at its finest, perfectly located just steps to the playground, dining, entertainment, and more. Step inside to an open-concept main floor featuring neutral-toned flooring, a bright and airy living space, and a chef-inspired kitchen complete with crisp white quartz countertops, sleek cabinetry, and a large island &mdash; perfect for entertaining. The spacious primary suite includes a private ensuite for your comfort and convenience, while a second bedroom and additional full bathroom provide room for family or guests. Upstairs, a stunning third-level loft awaits &mdash; ideal as a lounge, home office, or bonus space &mdash; featuring a wet bar and direct access to a private rooftop patio with unobstructed mountain views. Whether it's morning coffee or evening cocktails, this is the ultimate place to unwind. During the summertime heat, let your A/C keep the house cool for comfort and enjoy having a tandem 2 car garage to protect your vehicle from the elements. Don&rsquo;t miss out on this opportunity to call this home.