

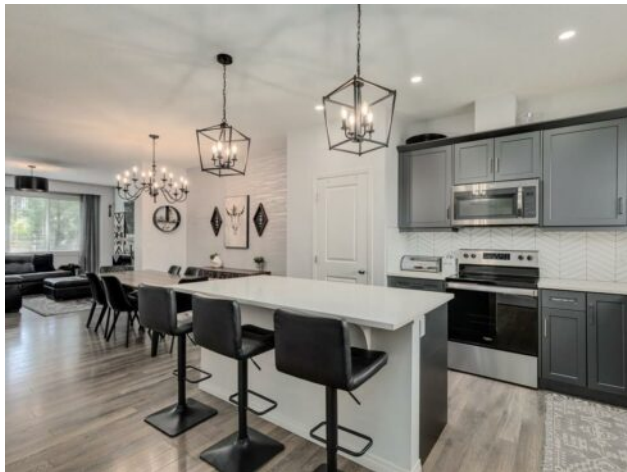


GRASSROOTS
REALTY GROUP

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53 Seton Manor SE
Calgary, Alberta

MLS # A2266696



\$675,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,053 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows | | |

Inclusions: Shed

Why not buy yourself the best Christmas imaginable - a new home!!! This former Trico Showhome stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels — including a top-floor loft and a fully finished basement! From the moment you step inside, you'll notice the abundance of natural light, 9' ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well. Head up one more level to discover the amazing loft—perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath—ideal for guests, extended family, or future rental potential. This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning allows for a garage suite addition (with city approval), offering excellent investment potential. Situated on a quiet, low-traffic street, this show-stopping home is just minutes from shopping, the South Health Campus, movie theatre, and schools. Whether you're looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility.

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