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## 4341 Seton Drive SE Calgary, Alberta

MLS # A2267492



\$469,900

Division: Seton Residential/Five Plus Type: Style: 2 Storey Size: 1,489 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached Lot Size: Lot Feat: Back Lane, Landscaped, Treed

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 250 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Brick, Composite Siding, Wood Frame M<sub>-1</sub> Foundation: **Utilities: Poured Concrete** 

**Features:** Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions:

This bright and stylish two-storey, two-bedroom home is a must-see. The open-concept main floor offers a welcoming family room with an electric fireplace and a beautifully designed two-toned kitchen featuring quartz countertops, stainless steel appliances, a pantry, and ample counter space. A separate dining area provides plenty of room, while a door off the main living area leads to a covered balcony, perfect for outdoor enjoyment. Upstairs, you'll find two spacious bedrooms, each with a full ensuite and a large walk-in closet. One bedroom also features a balcony, perfect for sipping your morning coffee or taking in the crisp fall air wrapped in your favourite sweater. Convenient upper-level laundry completes the space. Fresh paint and brand-new carpeting add to the home's move-in-ready appeal. Enjoy the ease of the single attached garage, which offers excellent storage with built-in racks, and the unbeatable location puts you steps from the South Health Campus, restaurants, shopping, a movie complex, and the world's largest YMCA, featuring a public library and state-of-the-art performance theatre. Spend your days exploring the parks, playgrounds, and pathways. Priced below comparable units, this move-in-ready home offers modern comfort, low-maintenance living, and exceptional value for professionals, first-time buyers, or investors.