



GRASSROOTS
REALTY GROUP

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887 Seton Circle SE
Calgary, Alberta

MLS # A2267942



\$735,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	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: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

Welcome to 887 Seton Circle, a stunning Jayman Built home, ideally located on a rare traditional homesite in the sought after community of Seton. This highly upgraded home is nearly brand new and features the energy-saving benefits typically found in brand-new construction. TWELVE SOLAR PANELS, a TANKLESS HOT WATER HEATER, smart thermostat, and TRIPLE-PANE windows help reduce monthly utility bills and make the home more environmentally friendly. For those considering an electric vehicle, the garage has been pre-wired for a future charger installation. The gourmet kitchen is a standout feature, designed with KitchenAid appliances including a built-in wall oven and a microwave/convection oven combination. Throughout the home, high ceilings create a sense of spaciousness, with 9-FOOT CEILINGS and 8-foot doors on both levels. Luxury vinyl plank flooring has been installed throughout for easy maintenance, while matte black plumbing fixtures contribute to the home's sleek, modern style. The main floor also includes a two-piece bathroom with a vanity and a functional mudroom with built-in lockers. Upstairs, the primary bedroom is designed as a true retreat. It includes a tray ceiling with LED lighting, custom built-in closet organizers, and a spa-inspired five-piece ensuite bathroom. A large soaker tub provides the perfect space to unwind. Two additional bedrooms share a second five-piece bathroom, and a central bonus room separates them from the primary suite for added privacy. The unfinished basement offers great potential for future development, with bathroom rough-ins and 9-foot ceilings already in place. Additional features include Ring cameras at the front and rear doors, smart light switches and thermostat, a smart garage door opener, a high-efficiency two-stage furnace, and a water softener. Seton's Urban District is home

to a variety of restaurants and shops, the world's largest YMCA, and Calgary's South Health Campus hospital. Residents also have access to a 13,000-square-foot Homeowners Association facility, located beside a private park exclusive to Seton homeowners. Community amenities include a splash park, hockey rink, tennis courts, gardens, entertainment space, and more. Come and experience everything this vibrant and growing community has to offer.