



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

21 Seton Parade SE
Calgary, Alberta

MLS # A2269064



\$749,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

Inclusions: Central Airconditioner,

Welcome to your dream home in the vibrant community of Seton! This beautifully designed 2200+ sq. ft. detached family home sits on a large lot with a long front driveway and an oversized double garage, offering the perfect blend of space and functionality. From the moment you arrive, the covered front entrance invites you inside. Step into a bright, open-concept main floor where warm luxury vinyl plank flooring flows throughout. At the heart of the home is a grand chef's kitchen with extensive upgrades, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a double-door fridge, and ceiling-height cabinetry. The open layout seamlessly connects the kitchen, dining, and living spaces, while large windows fill the home with natural light. A cozy fireplace adds charm on cooler days, and the walk-through pantry from the garage—complete with a privacy door—makes daily living easy. Upstairs, you'll find a spacious bonus room, two generous bedrooms, and a spa-like primary suite with a large window, double vanity sinks, a tiled stand-alone tub, tiled shower, and an expansive walk-in closet. An additional four-piece bathroom completes the upper level. The fully finished basement offers incredible flexibility—currently set up as a home theatre and workstation, it's also perfect as a games area or gym. A four-piece bathroom and full bedroom make it ideal for guests or extended family. Additional highlights include: Central air conditioning for year-round comfort Backyard landscaping with a deck for easy outdoor living Low-maintenance gravel side yard Seton is one of Calgary's fastest-growing, award-winning communities, celebrated for its urban design, world-class amenities, South Health Campus, YMCA, shopping, restaurants, and future Green Line LRT access. This home

places you at the heart of it all—offering not just a residence, but a lifestyle.