



GRASSROOTS
REALTY GROUP

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21 Seton Parade SE
Calgary, Alberta

MLS # A2272336



\$699,000

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, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: tv mounts all

Welcome to your dream home in the vibrant, master-planned community of Seton. This beautifully designed 2,200+ sq. ft. detached family home sits on an impressive lot with a long front driveway and an oversized double garage, offering the perfect balance of space, style and functionality. A covered front entrance welcomes you inside to a bright, open-concept main floor where warm luxury vinyl plank flooring flows seamlessly throughout. The heart of the home is the upgraded chef's kitchen, showcasing stainless steel appliances, a gas cooktop, built-in oven and microwave, double-door fridge, ceiling-height cabinetry and an expansive island. The open layout connects the kitchen, dining and living areas effortlessly, with large windows filling the space with natural light. A cozy fireplace adds warmth on cooler days, while the walk-through pantry from the garage with a privacy door keeps daily life organized. Upstairs, a spacious bonus room anchors the level, paired with two generous secondary bedrooms. The spa-inspired primary suite features a large picture window, double vanity, stand-alone tiled soaker tub, tiled shower and an oversized walk-in closet. A well-appointed four-piece bathroom completes the upper floor. The fully finished basement expands your living possibilities. It is currently set up as a home theatre and workstation, and the space easily transforms into a games room, fitness area or additional entertainment zone. A full bedroom and four-piece bathroom make it ideal for guests or extended family. Additional Features • Central air conditioning for year-round comfort • Professionally landscaped backyard with a deck for effortless outdoor living • Low-maintenance gravel side yard • Long front driveway and oversized double garage Seton is one of Calgary's fastest-growing and award-winning communities, renowned for its urban

design and exceptional amenities including the South Health Campus, YMCA, movie theatre, shopping, dining and the future Green Line LRT. Here, you are not just buying a home. You are stepping into a thriving lifestyle.