



**GRASSROOTS**  
REALTY GROUP

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

**887 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2272357**



**\$715,000**

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

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

**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 situated on a rare traditional homesite in the highly sought-after community of Seton. This nearly new property has been thoughtfully upgraded throughout and includes many of the ENERGY-SAVING FEATURES typically found in brand-new construction. The home includes TWELVE SOLAR PANELS, a TANKLESS HOT WATER HEATER, a smart thermostat, and TRIPLE-PANE WINDOWS, all of which help reduce monthly utility costs while contributing to a more environmentally conscious lifestyle. The garage is also pre-wired to accommodate a future ELECTRIC VEHICLE CHARGER. The gourmet kitchen is designed for both style and functionality, featuring premium KitchenAid appliances, including a built-in wall oven and a microwave/convection oven combination. High ceilings throughout the home create an open, airy feel, with 9-FOOT CEILINGS and 8-FOOT DOORS on both levels. Durable luxury vinyl plank flooring offers easy maintenance, while matte black plumbing fixtures add a modern, cohesive finish. The main floor also features a convenient two-piece bathroom with a vanity and a well-organized mudroom with built-in lockers. Upstairs, the primary bedroom is crafted as a relaxing retreat with a tray ceiling enhanced by LED lighting, custom built-in closet organizers, and a spa-inspired five-piece ensuite. A large soaker tub offers a perfect place to unwind. Two additional bedrooms share a second five-piece bathroom, and a central bonus room provides separation from the primary suite for added privacy. The unfinished basement offers excellent potential for future development, with bathroom rough-ins and 9-FOOT CEILINGS already in place. Additional features include Ring cameras at both the front and rear doors, smart light switches, a smart thermostat, a smart garage door

opener, a high-efficiency two-stage furnace, and a water softener. Seton's Urban District offers an array of restaurants and shops, the world's largest YMCA, and Calgary's SOUTH HEALTH CAMPUS hospital. Residents also enjoy access to a 13,000-SQUARE-FOOT HOMEOWNERS ASSOCIATION FACILITY located beside a private park exclusively for Seton homeowners. Community amenities include a splash park, hockey rink, tennis courts, gardens, entertainment space, and more.