



GRASSROOTS
REALTY GROUP

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48 Seton Villas SE Calgary, Alberta

MLS # A2272889



\$679,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to 48 Seton Villas SE a home that combines lifestyle, flexibility, and long-term value in one of Calgary's fastest-growing and most desirable master-planned communities. This beautifully designed detached home offers a functional layout with an open-concept main floor, a bright living area, modern kitchen finishes, and a versatile flex space perfect for a home office, play space, or additional lounge area. The layout flows seamlessly, creating a space that's ideal for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, a convenient bonus room, and laundry located exactly where you need it on the upper level. The primary suite features generous space, a walk-in closet, and a well appointed ensuite designed for comfort. But what truly sets this home apart is the fully LEGAL one-bedroom basement suite with its own private side entrance. Whether you're looking to live up and rent down, support multigenerational living, or generate passive income, this legal suite offers flexibility and financial advantage already built in with rental potential around \$1,500/month. Located in the heart of Seton, you'll enjoy quick access to the South Health Campus, one of North America's largest YMCA facilities, restaurants, grocery stores, walkable amenities, Cineplex VIP, schools, pathways, and future Green Line transit. Outdoor lovers are minutes from Mahogany Lake, Auburn Bay Lake, Fish Creek Park, and Bow River pathways. Whether you're a first-time buyer, investor, or someone looking to secure a home in a thriving community with built-in income potential this property checks every box.