



**GRASSROOTS**  
REALTY GROUP

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**131 Seton Heath SE**  
**Calgary, Alberta**

**MLS # A2273708**



**\$659,000**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                                                      |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,820 sq.ft.                                                               | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Level, Low M |               |                  |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Laminate           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Complete garage EV wiring

The basement is finished, the garage has been built, the landscaping is complete, and the house is like new. Here's your chance to own a bright, spacious two-storey home where all the work has been done—without having to pay new home prices. The main floor is wide open, spotless, and flooded with natural light from the massive four-panel glass doors at the back of the house. As you walk in, you'll pass the main floor office and a convenient half bathroom before entering the large galley-style kitchen, complete with a huge quartz-topped island. The dining area and living room overlook the backyard through those impressive patio sliders. Step down into the private, quiet backyard featuring a beautiful exposed aggregate stone patio that stretches between the garage and the house, continuing along the side of the property. The front lawn is well loved, weed free and fed by underground irrigation! The 20 x 24 garage is fully wired for fast EV charging and is ready for your dream man cave or she shed makeover. Upstairs, you can enjoy your morning coffee on the south-facing balcony just off the spacious primary bedroom, which also features a four-piece ensuite bathroom and a walk-in closet. Down the hall, you'll find two more large bedrooms, another full four-piece bathroom, and a versatile bonus family room—perfect for a TV area, games room, or home gym. The basement is fully finished and offers even more functional living space. On your way downstairs, you'll pass the SEPARATE, SIDE ENTRANCE to the basement. The basement includes another large family room, a four-piece bathroom, and a generous bedroom—ready for guests, teens, or extended family. This home has it all: space, style, and move-in-ready convenience.