



GRASSROOTS
REALTY GROUP

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128 Seton Villas SE
Calgary, Alberta

MLS # A2275924



\$645,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Perimeter Wall	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Fridge, Oven, Dishwasher, Washer, Dryer, Microwave, hood fan

2022-built, 1,726 SQ FT detached home located in the highly desirable and convenient community of Seton. This west-facing home showcases modern, sleek finishes and quality upgrades, including luxury vinyl plank/tile flooring, 9' ceilings on the main floor* contemporary cabinetry, stainless steel appliances, quartz countertops, gas stove, chimney style hood fan, and upgraded tile backsplash, lighting, and plumbing fixtures. The main floor features a spacious living room, a stylish open concept with corner pantry, dining area, 2-piece bathroom, and mudroom leading to a large extended rear deck, fully landscaped backyard, and two-car gravel parking pad. Upstairs, you'll find a generous primary bedroom with a 4-piece ensuite, two good sized bedrooms, a central bonus room perfect for family entertainment, a full 4-piece bathroom, and a convenient upper floor laundry room. The unfinished basement offers a separate rear entrance and is zoned for a potential legal suite (subject to city approval) ready for your creative ideas. For added peace of mind, the home includes Alberta New Home Warranty and builder's warranty. Ideally located steps from transit, parks, playgrounds, and a future school site, and just minutes from Seton Shopping Centre, major highways, South Health Campus, and the future Green Line LRT station. Don't miss this clean well kept none smoking home