



GRASSROOTS
REALTY GROUP

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69 Seton Grove SE
Calgary, Alberta

MLS # A2276739



\$774,500

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On St		
Lot Size:	0.08 Acre		
Lot Feat:	Cleared, Corner Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Open House;- Sunday 2pm to 4pm. Move in Before Valentine's Day | Corner Lot | South Facing Backyard | Over 3,000 Sq.Ft. Developed Living Space | Legal 2 Bedroom Basement Suite with Kitchen | Prep Kitchen | Not a Zero Lot Line. Discover exceptional value and flexibility in this well designed home located in the vibrant community of Seton. Situated on a corner lot with a sunny south facing backyard and a large deck, this property offers comfort, functionality, and modern living. The main floor features a bright open concept layout with a versatile multi purpose room ideal as a bedroom, home office, or guest space, along with a full bathroom. The spacious kitchen is complemented by a separate prep kitchen, making it perfect for entertaining or family cooking. The south facing living and dining areas are filled with natural light throughout the day. Upstairs offers three well sized bedrooms, a dedicated office space, a full bathroom, and convenient upper level laundry. The primary bedroom includes a walk in closet and a private ensuite, creating a comfortable retreat. The legal basement suite includes two bedrooms, a full kitchen, a large living room, full bathroom, its own laundry, and separate storage and utility rooms. This space is well suited for extended family or rental potential, subject to tenancy rules. Additional features include triple pane windows, tankless hot water system, water softener, sump pump, and the benefit of not being a zero lot line property, offering more space and privacy. Ideally located close to South Health Campus, YMCA, schools, grocery stores, restaurants, retail, and with quick access to Stoney Trail and Deerfoot Trail. A move in ready home offering space, convenience, and long term value.

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