



**GRASSROOTS**  
REALTY GROUP

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**611, 20295 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2277145**



**\$549,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 229
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning corner-unit townhome in the heart of Seton, one of Southeast Calgary's most vibrant and family-friendly communities. Thoughtfully designed and beautifully upgraded, this 3-bedroom home offers over 1,600 sq ft of stylish, functional living space—perfect for growing families, professionals, or anyone seeking modern comfort without compromise. Step inside to a bright, open-concept main floor flooded with natural light from oversized windows. The kitchen is the true centerpiece, showcasing full-height cabinetry, quartz countertops, upgraded stainless steel appliances, a statement backsplash, and a generous island ideal for hosting and everyday living. Premium upgrades continue throughout the home, including luxury vinyl plank flooring on the main level and stairs, central A/C, and an electric fireplace, creating a polished yet cozy atmosphere. With no carpet beyond the bedrooms, this home is both stylish and low-maintenance. A versatile main-floor den/home office adds flexibility—perfect for remote work, a playroom, or extra family space. Upstairs, the primary retreat features a spacious walk-in closet and a beautifully finished ensuite with double vanities and a glass-enclosed shower. Two additional bedrooms, a full main bath, and a convenient upper-level laundry area complete the second floor. Enjoy the comfort of a heated double side-by-side garage, then step outside to experience Seton's exceptional lifestyle. From your doorstep, you're minutes from South Health Campus, top-rated schools, shops, restaurants, parks, and pathways. Located in a pet-friendly complex, this home delivers the perfect blend of convenience, community, and tranquility. This is more than a townhome—it's a place you'll truly love coming home to.

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