



**GRASSROOTS**  
REALTY GROUP

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**53 Seton Manor SE**  
**Calgary, Alberta**

**MLS # A2279384**



**\$674,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** Shed

Why not buy yourself the best Christmas imaginable - a new home!!! This former Trico Showhome stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels &mdash; including a top-floor loft and a fully finished basement! From the moment you step inside, you'll notice the abundance of natural light, 9' ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well. Head up one more level to discover the amazing loft&mdash;perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath&mdash;ideal for guests, extended family, or future rental potential. This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning allows for a garage suite addition (with city approval), offering excellent investment potential. Situated on a quiet, low-traffic street, this show-stopping home is just minutes from shopping, the South Health Campus, movie theatre, and schools. Whether you're looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility.

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