



**53 Seton Manor SE
Calgary, Alberta**

MLS # A2279384



\$674,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 a built-in oven and a built-in microwave), 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 — 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 — 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.