



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43 Seton Rise SE
Calgary, Alberta

MLS # A2280421



\$774,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: Window Coverings-All (blinds, curtains, rods), TV Wall Mounts, Garage Door Opener x 1, Exterior Cameras, Doorbell Camera.
Negotiable: freezer in garage.

OPEN HOUSE SATURDAY JANUARY 24 AT 12:00PM - 2:00PM Welcome to a home that feels instantly right. Set on a quiet street in Seton, this thoughtfully designed property blends space, warmth, and everyday ease in a way that truly supports real family living. From the moment you step inside, the flow makes sense, the light feels inviting, and each level unfolds with intention. The main floor is anchored by a bright, open living space at the back of the home, where the kitchen, dining, and living room come together effortlessly. An **ELECTRIC FIREPLACE** with stone detailing creates a natural gathering point, while the dining area opens directly to the rear deck, making indoor and outdoor entertaining feel seamless. The kitchen is both beautiful and practical, finished with quartz countertops, stainless steel appliances including a **GAS COOKTOP** and built-in oven, and a layout that keeps everything within easy reach. One of the standout features here is the **WALK THROUGH PANTRY**, connecting the kitchen to the mudroom so unloading groceries is smooth and efficient. Light grey laminate floors and 8' **DOORS** throughout the main floor add a sense of quiet sophistication. The mudroom offers a drop zone for coats, shoes, and backpacks, tucked just off the double attached garage, while a discreet powder room is perfectly placed for guests. The front foyer provides a welcoming entry for visitors, keeping the heart of the home private and organized. Upstairs, the layout shines. A large central **BONUS ROOM** creates a natural hub for movie nights, homework sessions, or relaxed evenings together. The primary suite feels like a retreat, with room for a king-sized bed, a spacious **WALK-IN CLOSET**, and an upgraded 5-piece ensuite designed for slow mornings and quiet evenings. Two additional bedrooms are thoughtfully separated, including an oversized secondary

bedroom that feels almost like a second primary, ideal for teens, guests, or multi-generational living. UPPER LEVEL LAUNDRY completes this floor with the kind of convenience you quickly come to appreciate. The basement features a SEPARATE ENTRANCE and extends the livability even further. A massive REC ROOM offers flexibility for a home theatre, games area, gym, or play space, with room to do it all. A fourth bedroom and full bathroom make this level perfect for guests or older children, while the generous utility and storage areas ensure everything has its place. Outside, the yard is nicely landscaped and ready to enjoy, whether that means summer dinners on the deck or relaxed weekends at home. Living in Seton means being surrounded by one of Calgary's most complete communities. From nearby schools and playgrounds to cafes, restaurants, fitness facilities, and the South Health Campus, everything you need is close at hand. Seton's thoughtful planning encourages connection, walkability, and an active lifestyle, making it as practical as it is welcoming. Come see it for yourself and imagine the memories waiting to be made.