



**GRASSROOTS**  
REALTY GROUP

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**38 Seton Parade SE**  
**Calgary, Alberta**

**MLS # A2284093**



**\$639,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this METICULOUSLY MAINTAINED AND BEAUTIFULLY DESIGNED home in the highly desirable, and amenity rich community of SETON! This home offers exceptional space, showcasing a bright OPEN-CONCEPT layout with lots of NATURAL LIGHT all throughout. The kitchen is a standout space, complete with blue cabinetry, QUARTZ countertops, a GAS RANGE, STAINLESS STEEL APPLIANCES and a SPACIOUS ISLAND for additional seating. Upstairs, you will find three GENEROUSLY sized bedrooms, as well as a BONUS ROOM perfect for a family room, playroom, office or second living space. The primary bedroom features a generous WALK-IN CLOSET and a 5-PIECE ENSUITE with a DOUBLE VANITY, a TUB, and QUARTZ countertops. Two additional bedrooms, a designated laundry room area, as well as a 4-piece bathroom complete the second floor. A DOUBLE ATTACHED GARAGE ensures everyday practicality, as well as a FULLY FENCED backyard featuring a RAISED DECK - perfect for entertaining. The unfinished basement provides a space for future development and includes a HIGH-EFFICIENCY TANKLESS WATER heater system. The location is UNBEATABLE - with close proximity to South Health Campus, Cineplex, the YMCA, shopping centres, schools, restaurants, and easy access to both Stoney Trail and Deerfoot Trail. This move-in ready home offers CONVENIENCE, MODERN COMFORT, and VALUE being in one of Calgary's FASTEST-GROWING communities. Don't miss this one, book your showing today!