



824 Seton Circle SE
Calgary, Alberta

MLS # A2291021



\$560,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,677 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Gazebo, No Neighbours Behind, Private		

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

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to 824 Seton Circle SE! If you're looking for a move-in ready home that truly stands out, you have found it here. You are welcomed by a lovely front porch that leads into a spacious foyer complete with a coat closet. The first thing that you will notice walking into this home is the abundance of natural sunlight from the SOUTH FACING BACKYARD that pours through the open floor plan. The kitchen is the highlight with an oversized island that offers plenty of room for bar stools. You will love the high-end finishes that this kitchen offers: rich ceiling height cabinetry, granite countertops, a stylish backsplash and gold accents throughout. The charcoal, high-end stainless steel appliances truly compliment this kitchen. Your formal dining space is just off the kitchen and is large enough for a six person table to enjoy large dinners, host guests and makes serving seamless for those summer BBQ's with the sliding glass doors opening out directly to your back deck. The spacious living room offers the perfect place to relax or entertain, filled with sunlight from the large windows. The main floor is completed by a two piece powder room and direct access from your SINGLE ATTACHED GARAGE! Moving upstairs, you enter into your BONUS ROOM with CUSTOM BUILT INS! This is an ideal family room, library, office or playroom. The primary bedroom is a true retreat and is perfectly secluded at the back of the home ensuring optimal privacy. You will appreciate waking up to the unobstructed MOUNTAIN VIEWS out your window year-round! More features include a large ensuite bathroom with a walk-in shower and a double vanity with granite countertops and a LARGE WALK-IN CLOSET! Stay cool year round with blackout blinds in the primary bedroom and CENTRAL AIR CONDITIONING! There are two additional bedrooms on this floor, both equally spacious,

along with a beautifully appointed four piece bathroom. Laundry is a breeze with it conveniently located on this upper level as well. This home is perfect for first time home buyers, large families or investors as it offers a FULLY FINISHED BASEMENT WITH A SIDE ENTRANCE! You will appreciate the additional living space that the recreation room down here offers including a FOURTH BEDROOM AND A FOURTH, FULL BATHROOM! This home has been thoughtfully upgraded over the years with on-trend feature walls, AN EXTENDED DRIVEWAY (fits two vehicles), a hot water on-demand system and a well appointed built-in pergola in your backyard to enjoy all summer long. Living in Seton offers easy access to major routes, including Stoney Trail and Deerfoot Trail for all of your commuting needs. Everything you need is within a few minutes drive for groceries, coffee, restaurants, pet stores, a movie theatre and the SOUTH HEALTH CAMPUS! The BLOCK, Seton Home Owner's Association has recently opened exclusively for Seton residents and their guests to enjoy year round access to their party rooms, splash park, hockey rink, playgrounds and more. Call for a private viewing today!