



GRASSROOTS
REALTY GROUP

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405, 20295 Seton Way SE
Calgary, Alberta

MLS # A2291462



\$475,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,831 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhome in the vibrant community of Seton, offering over 1,800 sq ft of thoughtfully planned living space. As you enter the home, you are welcomed by a versatile main-floor space that can serve as a guest entertainment area, additional living room, or a great play area for kids. This level also provides convenient access to the double side-by-side attached garage, making everyday living practical and comfortable. The bright open-concept main floor features a modern kitchen with full-height cabinetry, quartz countertops, stainless steel appliances, a large island, and a stylish backsplash, flowing seamlessly into the dining and living areas filled with natural light. A Huge Modern balcony offers a perfect spot to relax and enjoy the community views, while a dedicated den or home office adds flexibility for working from home. Upstairs, the spacious primary suite includes a walk-in closet and a spa-inspired ensuite with dual vanities and a glass-enclosed shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the upper floor, making it ideal for family living. Perfectly located just minutes from the South Health Campus and the Brookfield Residential YMCA at Seton, along with shopping, restaurants, parks, and schools, this home offers the perfect blend of comfort, lifestyle, and everyday convenience in one of Southeast Calgary's most sought-after communities.