



**GRASSROOTS**  
REALTY GROUP

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**840 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2293272**



**\$615,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot		

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

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Electric fireplace

Welcome to 840 Seton Circle SE, a beautifully maintained and thoughtfully upgraded home offering stylish living in one of Calgary's most vibrant and amenity-rich communities. From the moment you arrive, the charming front pergola and beautiful landscaping creates a warm first impression and leads you into a spacious foyer with a front closet and extra window for natural lighting. Step inside and you'll immediately notice the bright, open-concept layout enhanced by natural light streaming in from the SW facing backyard. The main living area flows to create an inviting space. At the heart of the home is the stunning kitchen, designed with both function and style in mind. A large central island provides ample prep space and seating, while ceiling-height cabinetry, quartz countertops, a classic subway tile backsplash add timeless style. The stainless appliances complement the space beautifully, and two custom built-in pantries and built in tech desk provides exceptional storage and organization. Just off the kitchen, the dining area comfortably accommodates a large table and offers easy access through sliding patio doors to the rear deck, making indoor-outdoor entertaining seamless during the summer months. The sun-filled living room features large windows, a custom crafted electric fireplace and provides a comfortable place to unwind. Completing the main level is a convenient powder room with a gorgeous walnut vanity and access through a spacious mudroom with even more built in custom cabinetry to the single attached garage. The primary suite is situated at the back of the home, offers unobstructed mountain views to enjoy year-round. The spacious ensuite includes a tiled shower, double vanity with quartz counters, and a large walk-in closet featuring custom built-in organizers. Central air conditioning and ceiling fan ensures

year-round comfort. Two additional generously sized bedrooms, a stylish four-piece bathroom, and the convenience of upper-level laundry complete this floor. The fully finished basement expands the home's living space and includes a large recreation/media area, fourth bedroom, and a full bathroom, great for guests, visitors or lounging. The mechanical room is a massive storage space full of shelving. This home has been further enhanced with thoughtful upgrades including custom built-in closets and storage solutions throughout, feature wall at the staircase, an extended driveway that easily fits 2 vehicles, hot water on demand, and a beautifully designed backyard with a two tiered deck for entertaining all summer long. Located in the thriving community of Seton, you'll enjoy quick access to Stoney Trail and Deerfoot Trail, along with nearby shopping, restaurants, coffee shops, entertainment, and the South Health Campus. Residents also benefit from exclusive access to The Block - Seton Homeowners Assoc, featuring amenities including party rooms, splash park, hockey rink, playgrounds, & more! Come & take a look!