



**617, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2297603



\$525,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Corner Lot, Landscaped, Lawn, Level, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home		
Inclusions:	None		

Wake up with the sun. Not a polite little beam through one window. The full performance. This east-facing corner townhome is basically a greenhouse for happy people. With windows on nearly every wall, you might actually forget where the light switches are. At 1,633 sq ft, this 3-bedroom home gives you space to live like an adult who has their life together. Or at least look like you do. The layout flows effortlessly, with room to host friends, stretch out on the couch, or dramatically announce, "This is why we needed the extra space." Working from home? The main floor office is ready for Zoom calls, spreadsheets, or pretending to be on a serious business call while you are actually ordering lunch. Commute time is approximately 12 seconds. The oversized laundry room deserves its own appreciation post. Finally, a place where laundry can exist without taking over your entire personality. There is room to sort, fold, and still walk around like a civilized human. Summer heat will not win here. Central A/C keeps things cool while the sunshine pours in. You get the glow without the melt. Parking is equally drama free. An attached double car garage means no winter scraping marathons, and there is ample visitor parking right beside the townhome. Your friends have zero excuses now. Out back, there is a beautiful pond perfect for evening walks, deep conversations, or convincing yourself you are the outdoorsy type. And the location? Elite. You are minutes from the Seton VIP Cineplex for VIP movie nights, Real Canadian Superstore for "I only came for one thing" grocery runs, Community Natural Foods when you are feeling healthy, and the South Health Campus for peace of mind. Add restaurants, shopping, schools, and the YMCA Calgary and you may never need to leave the neighbourhood. Quick access to Deerfoot Trail and Stoney Trail

keeps you connected to the entire city without turning your commute into a life reflection session. There is still coverage remaining under the Alberta New Home Warranty Program, which basically means you get that comforting “newer home” peace of mind. Pet friendly? Absolutely. • Up to 2 small or medium dogs • Or 1 large dog up to 35 kg • Up to 2 cats Short term rental friendly? Yes. Flexible is this home’s middle name. Bright. Spacious. Convenient. Slightly showing off. If homes had personalities, this one would be the confident friend who always picks the best restaurant. Come see it before someone else with great taste beats you to it.