



**54 Seton Manor SE**  
**Calgary, Alberta**

**MLS # A2299141**



**\$735,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl, Wood	<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>	High Ceilings		

**Inclusions:** Hot tub

This modern, sun-drenched home is perfect for family life, blending comfort with lasting quality. The open-concept main floor features a bright white kitchen with a walk-in pantry, centered around a cozy fireplace that makes the space feel instantly inviting. Head out to the south-facing backyard, which is set up perfectly for both entertaining and relaxing, complete with a hot tub and low maintenance artificial turf that looks great year round. Upstairs, you'll find three bedrooms, two full baths, a convenient laundry room, and a spacious bonus room. The primary suite is a true retreat, easily fitting king sized furniture and featuring a walk-in closet and private ensuite. The basement is already fully finished a \$35,000 value offering extra living space with the potential to add another bedroom if needed. Additional perks include central A/C and a heated garage. Just minutes away from the YMCA, library, schools, shopping, and the South Health Campus. Priced to sell, this is a fantastic opportunity to get into a highly desirable neighborhood.