



**32 SETON Row SE**  
**Calgary, Alberta**

**MLS # A2300676**



**\$705,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	None, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautiful single-family lane home in the heart of Seton. This elegant property features 6 bedrooms, including a separate side entrance and a fully developed 2-bedroom legal basement suite, perfect for extended family or guests. Step inside to discover modern upgrades throughout &mdash; including a gourmet kitchen, a fireplace, a Living room, a full bedroom, full bathroom and a Mud room. The home boasts custom touches such as cabinet, quartz countertops in both the kitchen and bathrooms. The main level is perfect for entertaining, with a natural living room and the kitchen opening to a backyard and parking. The kitchen is a chef's dream, equipped with upgraded cabinetry and stainless-steel appliances, all adjacent to a generous dining area. The upper level offers a family/lifestyle room for relaxation, 3 spacious bedrooms, including a sun-filled primary bedroom, ensuite with a full bathroom and a walk-in closet. The fully finished legal basement suite features a separate side entrance, 2 additional bedrooms, a full bathroom, offering endless possibilities for multi-generational living or potential rental income. The property is located near future community amenities, shopping, playgrounds, schools, and access to the highway. This property is a good home for Investors, first-time home buyers, upscaling, etc. Don't miss out &mdash; book your private showings today.