



**612 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2301269**



**\$829,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Zero Lot Line		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Basement Fridge, Bsmt Stove, Bsmt Dishwasher

Welcome to this exceptional two-storey FINISHED WALK-OUT residence in the dynamic and highly coveted community of Seton—where modern design meets elevated living. Impeccably maintained and thoughtfully upgraded, this 4-bedroom, 3.5-bathroom home offers a seamless blend of sophistication, comfort, and versatility. The main level is adorned with elegant luxury vinyl plank flooring and showcases a bright, open-concept design curated for both everyday living and upscale entertaining. Expansive living and dining spaces are complemented by a stylish fireplace, creating a warm yet refined ambiance. The gourmet kitchen serves as the centerpiece of the home, featuring an oversized granite island, premium stainless steel appliances including a gas cooktop, and a spacious walk-through pantry—designed to accommodate both functionality and style. Upstairs, the serene primary retreat offers a spacious walk-in closet and a beautifully appointed 4-piece ensuite, creating a private sanctuary to unwind. Two additional bedrooms, a generous bonus room, and a conveniently located upper-level laundry room complete this thoughtfully designed upper floor. Adding exceptional value, the fully developed WALK-OUT basement features a newly completed legal suite with its own private living space, bedroom, and elegant 4-piece bathroom—ideal for extended family, guests, or refined rental opportunities. Situated in one of Calgary’s most vibrant and amenity-rich communities, Seton offers unparalleled access to the South Health Campus, the world-class YMCA, shopping, dining, and an exciting array of upcoming recreational amenities designed to enhance everyday living. A rare opportunity to own a home that perfectly balances luxury, lifestyle, and investment potential.