



**67 Seton Villas SE**  
**Calgary, Alberta**

**MLS # A2112577**



**\$939,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Main Floor Built-In Microwave, Basement Fridge, Basement Electric Stove, Basement Dishwasher

LIVE UP RENT DOWN!! This home has 4 BEDROOMS Upstairs with a Builder finished FULL 2 BEDROOM LEGAL SUITE in the Basement. With over 3000 SQFT of Exquisitely Developed Living space, this one year old Home is sure to Impress. Luxurious Vinyl Plank Flooring is found throughout the main floor from the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the OFFICE/DEN. QUARTZ countertops, Stainless Steel Appliances, FULL CEILING HEIGHT Cabinetry with Crown Molding and a Huge Pantry complete the Gourmet Kitchen. There is also a GAS LINE Roughed in for a Gas Range Stove. A Spacious Dining Room and Living Room with a 9 FOOT Tile Surround Electric Fireplace are great for Relaxing or Entertaining in. A large Vinyl deck with newly done grass and fence completes the backyard. Open Iron Spindle Railings guide you up the stairs to the Bonus Room that Separates the Kids Rooms from the Parents Master Bedroom. There is a Shared 5 Piece Bathroom containing Dual Undermount sinks and Quartz Countertops, as well as a separate door to the Shower and Toilet area. The Master/Primary Bedroom is Gigantic and has a spacious WALK-IN Closet with Pocket Door connected to the 5 Piece Bathroom with Deep Soaker Tub, Fully Tiled Stand Up Shower with gorgeous Glass Surround. Heading Downstairs to the 2 BEDROOM LEGAL SUITE you'll continue to see Beautiful Finishes like S/S Appliances, and luxurious vinyl plank covering the Open Kitchen, Dining and Living Room. Oversized Windows allow more Natural Light to brighten every nook and cranny. The 9 Foot Ceilings make every Room feel much Larger you won't even Realize you're on the Lower Level. SEPARATE STACKABLE LAUNDRY can be found in the Closet under the Stairs and a Separate Furnace and Hot Water Tank heat the

Suite. The top 2 Floors get their Own HOT WATER ON DEMAND and Furnace. EXTRA INSULATION AND SOUND PROOFING between the Basement and Main Floor will help minimize Noise! A SOLID CORE DOOR with Deadbolt divides the Basement Suite with it's Own PRIVATE ENTRANCE! A DEEP WEST FACING BACKYARD and Oversized Double Attached Garage completes this home! A Park/Playground and several Amenities within Walking Distance. The South Health Campus Hospital , the largest YMCA in the world, and a variety of shopping and schools are only a few minutes drive away. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't want to miss this opportunity! Book your showings to view this gem today!