



GRASSROOTS
REALTY GROUP

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**3826 202 Avenue SE
Calgary, Alberta**

MLS # A2134735



\$550,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,399 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Gm

Utilities: -

Inclusions: Ring Door Bell

Welcome to this beautiful smart tech NO CONDO FEES home that shows 10/10, has a long list of upgrades, is move-in ready and rocks an amazing location in the heart of Seton across from Seton Skate Park, near restaurants, shopping and just one block from the future Seton HOA site. The bright OPEN CONCEPT main level shows amazing with pristine luxury vinyl plank flooring, extraordinary 18'4" open ceilings upon entry, black pearl granite countertops/island, a LARGE walk-in pantry, coffee bar, stainless steel appliances including a french door refrigerator with an icemaker, Venmar hood fan and upgraded glass top stove, stylish white shaker cabinetry and modern subway tile backsplash. Adjacent you'll find the fully fenced backyard with a 10'5" × 10'0" deck and 2 parking stalls. The mid level offers a large bedroom with bright windows for tons of natural light that is currently being used as an office and adjacent is a full 4 piece bathroom with a granite vanity. The upper level with 9 foot ceilings offers a well laid out primary bedroom retreat that hosts a walk-in closet, a 5 piece ensuite bathroom with a DUAL SINK granite vanity, shower and deep soaker tub. Adjacent to the primary bedroom you'll be pleased with the size of location of the large upper level laundry room with tons of shelving for linens etc. The MECHANICAL & TECHNOLOGY IN THIS HOME IS INCREDIBLE with Solar Panels, Triple Pane Windows, Goodman 96% efficient 2 stage furnace with Merv - media filters, Fantech Heat Recovery Ventilation system, Tankless Navien hot water on demand system, MOEN Faucets, Kohler sinks, LED Designer Lighting with pot lights, Smart home - ALEXA with 5 KASA smart light switches, Schlage WIFI Encode Electronic deadbolt, RING doorbell, a Touch Screen ECOBEE 5 smart thermostat and a recently added water softener system. Seton is a master

planned community designed to be a new urban hub in Calgary with the South Health Campus, Skatepark, Shopping, Restaurants, Cineplex & more! Also, the future HOA will feature a splash park, hockey rink, gardens and more! This excellent property must be viewed to fully appreciate!