



**32 Seton Heath SE
Calgary, Alberta**

MLS # A2135549



\$895,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Plug-In		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Smart Home, Tankless Hot Water		

Inclusions: Solar Panels, Ring Doorbell and camera

Welcome to this stunning home nestled in the sought-after community of Seton, with 4 bedrooms and 3.5 bathrooms. Upon entry, you're warmly welcomed by a den, perfect for your ideal office space or transforming into your personal gym, accompanied by a convenient 2-piece powder room. Step further into the heart of the home and discover an open kitchen, adorned with sleek stainless steel appliances, a generously sized center island, elegant quartz countertops, and gold hardware. This culinary haven seamlessly flows into a spacious dining area and inviting living room, ideal for hosting gatherings or enjoying cozy family evenings. Heading to the upper level, you'll find a welcoming bonus room, setting the stage for relaxation and entertainment. Accompanied by two generously proportioned bedrooms and a well-appointed 4-piece bathroom, this level offers comfort and convenience for the whole family. Retreat to the luxurious primary bedroom suite, where indulgence awaits with a substantial walk-in closet seamlessly connected to an attached laundry room, ensuring utmost convenience. Pamper yourself in the 5-piece ensuite, complete with a soothing soaker bathtub, offering a sanctuary for relaxation and rejuvenation. Venturing to the basement you will notice the SIDE ENTRY DOOR. Head downstairs and you're greeted by an expansive rec room, perfect for entertaining guests or enjoying leisurely evenings with loved ones. Unwind at the stylish wet bar, while a spacious bedroom with a convenient walk-in closet and a 5-piece bathroom offer comfort and privacy for guests or family members. Step outside to the backyard oasis, where a deck adorned with a charming pergola awaits, providing the perfect setting for dining or simply basking in the tranquility of outdoor living. Don't forget the exceptional build quality features including SOLAR PANELS,

TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, SMART DOOR BELL & REAR CAMERA, ENERGY EFFICIENT FURNACE AND AIR CONDITIONING.