



**291 Seton Road SE**  
**Calgary, Alberta**

**MLS # A2146259**



**\$799,999**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** none

OPEN TO BELOW CONCEPT WITH FLEX ROOM | GREAT LOCATION | FIREPLACE | 5PC MASTER ENSUITE | UPGRADES COST OVER 30K | LONG KITCHEN CENTRAL ISLAND | SEPARATE ENTRANCE. This Beautiful Home built by Trico Homes Located on a Quiet Street in the Heart of Seton close to YMCA and South Health Campus Hospital. Upon entry, you are greeted with a nice entry with a closet, 9ft ceilings and beautiful Engineered Hardwood throughout leading you to an Open Concept Kitchen and a Open to below concept Living room with loads of Natural Light, a 2PC Bathroom and a flex room well located close to the entrance. The kitchen has Large Upgraded Quartz Center Island, an Abundance of Sleek Cabinetry ,Built-In Stainless Steel Appliances, 4 Burner Gas Stove, Upgraded Backsplash, Large Under Mount Sink, and a built-in Microwave! Upstairs, you’ll find two equally sized secondary bedrooms with their own walk-in closets, bathroom and laundry space, along with a 5 - piece master suite including a walk-in closet. There’s also a spacious bonus room at the centre of the house that’s roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights. This exquisite home comes with a myriad of upgrades including 9 ft. ceiling heights on the main, 42 high cabinets, LED pot lights, knock-down ceiling and modern lighting fixtures!