



268 Seton Villas SE
Calgary, Alberta

MLS # A2146615



\$899,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Few Trees, Flag Lot, No Neighbours Behind, Le		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Open House: July 27th Saturday 1pm-4pm! Welcome to this gorgeous 4 bedroom home with a builder finished Basement in the popular Seton Community. With over 3200 SQFT of exquisitely developed living space, this one year old Home is sure to Impress. On the main floor you will find Luxurious Vinyl Plank Flooring, a beautiful Gourmet Kitchen with Quartz Countertops, Built-In Stainless-Steel Appliances, Full CEILING HEIGHT Cabinetry and a large walk-in pantry. The Kitchen opens to a spacious Dining Room and Living Room, with a modern Electric Fireplace, that leads to a large deck. The deck, equipped with a BBQ gas line and overlooking the backyard with a gorgeous South Facing view, is perfect for entertaining or relaxing at home. The stairs lead up to a bonus room that separates the Primary Bedroom and the two Children bedrooms. The Primary bedroom is enormous, it has two roomy His & Hers Walk-in Closets, and a 5 Piece Ensuite Bathroom, that completes with a Deep Soaker Tub and a separate Glass enclosed Fully Tiled Stand-Up Shower. A full bathroom for the Children is also on this floor, as well as a conveniently located laundry room. Downstairs has the beautifully developed spacious Entertaining Area with rough-ins for a future bar sink. A fourth bedroom, with an oversized window to allow in more natural light, and a full bathroom can also be found on this floor. With 9 foot ceilings you won't even realize you are on a lower level. Parks, Playground and several Amenities, including restaurants are ALL 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. Major roadways can be found a short distance from Seton and allows easy access to the entire city. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't

want to miss this opportunity to own this amazing home! Book your showings today!