



291 Seton Road SE
Calgary, Alberta

MLS # A2156389



\$775,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, 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!