



**8 Seton Terrace SE  
Calgary, Alberta**

**MLS # A2157496**



**\$779,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Paved, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Shelving in garage and office. Basement refrigerator and dishwasher

Welcome to this exceptional property located in the highly desirable community of Seton, with many amenities, schools, shopping, and picturesque parks. This home offers impressive curb appeal, including: AstroTurf, mature trees, and a thoughtfully designed, low-maintenance landscape. Positioned on a large corner lot, the property boasts an oversized double detached garage that is insulated and heated, with the added convenience of a separate side entrance for the legal basement suite. Upon entering, you'll be welcomed by a charming front porch, perfect for enjoying quiet mornings or evenings outdoors. Inside, the home offers over 2,600 sq.ft. of beautifully crafted living space, designed with modern style and versatility in mind. The main floor includes a private office, a 2-piece powder room, and a stunning chef's kitchen, complete with granite countertops, stylish tile backsplash, spacious island, and top-of-the-line black stainless steel appliances, including a gas range. Adjacent to the kitchen is a dining area featuring built-in seating, as well as a cozy living room with a custom-built entertainment center. A well-appointed mudroom off the back entrance provides access to the private backyard, which features a concrete patio and the large detached garage. The upper level offers three generously sized bedrooms, including the luxurious primary suite with a 4-piece en-suite bathroom, finished with granite countertops and a walk-in closet. Completing this floor is a 4-piece guest bathroom, also with granite finishes, and a convenient laundry room. The fully finished legal basement suite is a standout feature, offering a fully self-contained one-bedroom unit with separate entrance, ideal for generating rental income or accommodating extended family. This legal suite includes a spacious bedroom, a modern 4-piece bathroom, cozy living area, a fully equipped kitchen,

and separate in-suite laundry. This property is a rare find in Seton, combining a unique modern design, functional living spaces, Air Conditioning, LEGAL SUITE and a prime location. Don't miss the opportunity to make this remarkable home yours!