



**664 Seton Circle SE Circle SE  
Calgary, Alberta**

**MLS # A2157720**



**\$829,999**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Street Light		

<b>Heating:</b>	Central, Hot Water	<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>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s)		
<b>Inclusions:</b>	N/A		

**LEGAL WALKOUT SUITE!!!** Stunning Detached Home in SETON with Walkout Lot and Mountain Views! Nestled in a prime location, this breathtaking detached home boasts a perfect blend of natural beauty and modern luxury. Enjoy stunning mountain views from the walkout lot, perfectly situated for outdoor enthusiasts. Prime Location: Minutes away from Cineplex, South Health Campus, and all amenities like Superstore, Shoppers, Gas station, and various food joints . Convenient access to dog park, YMCA, and schools. Features: &middot; 3 spacious bedrooms &middot; 2.5 bathrooms &middot; Modern upgraded lighting throughout &middot; FEATURE WALLS adding a touch of elegance &middot; Large DECK WITH GLASS RAILINGS perfect for entertaining, complete with a BBQ GAS LINE &middot; 5-piece ensuite with luxurious finishes &middot; Walk-in closet with ample storage Additional features: 1 bedroom legal basement suite, perfect for in-law suite or rental income &middot; Fully fenced with CONCRETE STEPS & PATIO for maintenance-free landscaping &middot; Modern upgrades throughout, showcasing the builder's attention to detail &middot; Central AIR CONDITIONING for ultimate comfort. Don't miss out on this incredible opportunity to own a piece of paradise! Contact us today to schedule a viewing.