



**58 Seton Road SE  
Calgary, Alberta**

**MLS # A2159582**



**\$796,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,079 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	High Ceilings		

**Inclusions:** N/A

If you're searching for a community that truly has it all, then it's time to discover one of Calgary's most coveted Master Planned Communities—SETON! This location is simply unbeatable. It's where the vibrancy of urban living meets the tranquility of suburban charm. Immerse yourself in the excitement of the Urban District or unwind amidst the serene parks and pathways, all while being surrounded by cafes, restaurants, movies, and retail shops. Seton offers incredible amenities, including North America's largest YMCA, Union Park, hockey rinks, tennis courts, gardens, and soon, your new home will be just steps from the Splash Park. This stunning two storey Cedar Glen built, South West facing home features 4 spacious bedrooms and 2.5 luxurious bathrooms, making it the perfect retreat for your family. A double attached side-by-side garage, complete with an extended driveway, provides ample space for your vehicles. Inside, the thoughtfully designed floor plan includes a MAIN FLOOR BEDROOM—ideal for guests or family members who prefer to avoid stairs. The expansive kitchen is a chef's dream, boasting a generous walk-in pantry, a contemporary two tone design with a quartz peninsula, frameless wood cabinetry, a chic white hexagon backsplash, a built-in microwave, and top tier finishes and appliances. This kitchen is perfect for both casual meals and sophisticated dinner parties. The dining area comfortably accommodates a large table and is highlighted by a modern black farmhouse-style chandelier that complements the home's aesthetic. The living area, with its 9' ceilings and large windows, offers stunning views of the landscaped backyard. The beautiful backyard is perfect for outdoor harmony, offering a serene setting to relax and enjoy. As you ascend to the upper level,

you'll be captivated by the sleek lines and sophisticated elegance of the black metal railing—a striking design statement. The upper floor, with over 1,129 square feet of living space, offers flexibility to suit any lifestyle. The Primary Suite is a true oasis, featuring dual vanities, an impressive walk-in closet, a gorgeous freestanding soaker tub, and a separate walk-in shower. A spacious central BONUS ROOM separates the Primary Suite from the additional bedrooms, with a second-floor laundry and another 5-piece bathroom adding to the convenience. The 869 sf basement awaits your personal touch. This home is packed with additional features, including a Kinetico water softener, a tankless water heater, a high efficiency furnace, and a plumbing rough-in in the basement. Don't miss your chance to own this stunning home, offering a safe and welcoming environment where your family can thrive. Contact your favourite Realtor today to book your showing!