



**4661 Seton Drive SE
Calgary, Alberta**

MLS # A2164386



\$506,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

Discover Modern Living in Calgary's Award-Winning Seton Community! Step into this stunning townhouse, nestled in the heart of Seton—Calgary's Community of the Year for two years running. With modern design and exceptional features, this home perfectly blends comfort and style. Walk up to your spacious main level, where 9-ft ceilings and an open-concept layout create an inviting living space that flows seamlessly from the sleek kitchen to the dining and living areas. The chef's kitchen is a showstopper, boasting luxurious granite countertops, stainless steel appliances, and a convenient breakfast bar that overlooks the bright and airy living space. In the living room, oversized windows flood the space with natural light, and a door leads to your private balcony—ideal for relaxing on warm summer evenings. Head upstairs to the upper level, where your serene primary bedroom awaits, complete with a walk-in closet and a beautifully appointed 4-piece ensuite. Down the hall, you'll find two additional bedrooms, another full 4-piece bathroom, and a convenient laundry area with a washer and dryer. This unit also offers the added luxury of an attached garage. Don't miss your chance to own this modern gem in Seton, where lifestyle and convenience meet. Schedule your viewing today!