



299 Seton Road SE
Calgary, Alberta

MLS # A2171039



\$733,999

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|------------------|------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,133 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Interior Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Experience luxury living in Seton with this stunning 2-storey home, boasting over 2,100 sq ft of thoughtfully designed space and a coveted WEST-facing backyard. Step inside to discover an inviting main floor, where Luxurious Vinyl Plank Flooring flows seamlessly from the Front Entrance into the Open Concept Kitchen, Dining, and Living areas. The gourmet kitchen is a chef’s dream, featuring QUARTZ countertops, stainless steel built-in appliances with a GAS COOKTOP, BUILT IN WALL OVEN, CHIMNEY HOODFAN full-height cabinetry with elegant crown moulding and under cabinet lighting. The bright and airy Dining and Living Rooms are bathed in natural light, thanks to the expansive windows overlooking the backyard. Upstairs, you’ll find a central Bonus Room that offers privacy, separating the Kid’s Rooms from the serene Main Bedroom. The Main Suite is impressively large, with a WALK-IN Closet and a luxurious Five-Piece Ensuite featuring a Deep Soaker Tub and a fully Tiled Stand-up Shower with a beautiful Glass Surround. The conveniently located upstairs Laundry Room adds to the home’s functionality. The house also comes with AIR CONDITIONER, WATER SOFTER, REVERS OSMOSIS. The basement has upgraded 9-foot ceilings, insulation throughout, a rough-in, and well-positioned mechanical equipment ready for future development. The fully fenced, landscaped, and private backyard with a deck has ample space for future sitting. This home is perfectly positioned near a park/playground and within walking distance of numerous amenities. The South Health Campus Hospital, the world’s largest YMCA, has various shopping locations and top-rated schools, all just minutes away. Don’t miss your chance to own this exceptional property.