



**70 Seton Road SE
Calgary, Alberta**

MLS # A2176070



\$875,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Washer X 2, Dryer X 2, Hood Fan X 2, Microwave X 2, Refrigerator X 2, Stove X 2, Dishwasher X 2, Blinds, TV Mount

Welcome to 70 Seton Road SE – a beautifully crafted, custom-built residence featuring a LEGAL BASEMENT SUITE and a prime location in the thriving Seton community. Built with both luxury and practicality in mind, this property is move-in ready, complete with elegant stainless steel appliances, large windows that flood the main floor with natural light, and premium finishes throughout. The main level presents a seamless layout with the kitchen, dining, and living areas, creating an inviting, open space ideal for both relaxation and entertaining. The gourmet kitchen, equipped with quartz countertops, a spacious island, and stainless steel appliances, opens directly to the dining area, where patio doors lead you to a fully landscaped backyard. This well-designed outdoor space enhances your living experience, offering a perfect setting for family gatherings or quiet evenings. On the upper level, you’ll find a bright bonus room, three spacious bedrooms, and a conveniently placed laundry room. The primary suite serves as a private retreat, complete with a luxurious five-piece ensuite featuring dual vanities, a soaking tub, and a separate shower. The legal basement suite, with its own kitchen, living area, bedroom, and laundry, provides an excellent opportunity for rental income or flexible multi-generational living. Seton offers a range of amenities designed to enhance lifestyle and foster a strong sense of community. The Seton Homeowners Association (HOA) features a planned private recreation centre and park, where residents can enjoy exclusive amenities, such as a splash park, hockey rink, playgrounds, and community gardens. The HOA also hosts various events and activities throughout the year, making it a vibrant gathering space for Seton residents. Living at 70 Seton Road means you’re within walking distance to a variety of local

conveniences, including the Cineplex, Superstore, South Health Campus, and nearby hotels. For commuting, quick access to major routes like Stoney Trail and Deerfoot Trail simplifies travel across Calgary. This exceptional home in one of Calgary's most dynamic communities is ideal for those seeking a blend of elegance, functionality, and a thriving neighbourhood. Don't miss the opportunity to make 70 Seton Road SE your own—schedule your viewing today! **Basement suite was previously rented out for \$1700 a month**