



GRASSROOTS
REALTY GROUP

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96 Seton Villas SE
Calgary, Alberta

MLS # A2186610



\$654,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Discover Your New Home in Seton & Calgary's Vibrant Southeast Community! Welcome to this stunning 3BED, 2.5 BATH detached home, perfectly situated in the thriving community of Seton. This modern residence offers an exceptional blend of comfort, style, and convenience, ideal for families, professionals, or anyone looking to embrace a dynamic lifestyle. Key Features Include: Spacious living areas with thoughtfully designed space, this home provides ample room for relaxation, entertaining, and day-to-day living. Clean kitchen, a dream featuring quartz countertops and stainless steel appliances, perfect for preparing meals and hosting gatherings. The primary bedroom is generously sized - includes a walk-in closet as well as an ensuite - ensuring a private and luxurious space to unwind. There are also two additional bedrooms to provide versatility for growing families. Of course, there is also a separate entrance! An opportunity for an investing family. Seton is a master-planned community offering unparalleled amenities. Residents enjoy access to the Seton Urban District, featuring shops, restaurants, and entertainment options. Proximity to the South Health Campus, schools, parks, and pathways makes Seton an excellent choice for families and professionals alike. Easy access to major roadways ensures seamless connectivity to the rest of the city. Contact us today to schedule a viewing!