



**3851 202 Avenue SE
Calgary, Alberta**

MLS # A2192483



\$695,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Window Coverings, Garage Controllers		

Welcome to this stunning luxury bungalow in Seton where elegance meets modern sophistication, nestled on a corner lot, beautifully landscaped, with over 1960 sq ft of developed living space. You will fall in love from the moment you arrive with its harmonious blend of high-end finishes, thoughtful design, and unparalleled quality, offering a lifestyle of elegance and comfort. As you step inside, you are greeted by vaulted ceilings and an open-concept layout, complimented by vinyl plank flooring throughout the main living areas. Natural light floods every corner of this home through the array of additional west facing windows, creating an inviting, sun-drenched atmosphere. The expanded gourmet kitchen features a sprawling island, black stainless steel appliances, built-in wall ovens, a beverage fridge, and custom cabinets - perfectly designed for those who like to cook and entertain. The adjoining living room is highlighted by a floor-to-ceiling CUSTOM designed fireplace, creating a warm and inviting space. The primary bedroom is a true retreat, offering a walk-in closet, a luxurious 4-piece ensuite with dual sinks, and a spacious walk-in shower. The main level also features a rare but highly sought-after additional bedroom, offering exceptional flexibility for use as a guest room, or a main-floor office. Conveniently located next to the second bedroom, you'll find a full 4-piece bathroom, with the added bonus of upstairs laundry for ultimate convenience. Discover the fully finished lower level, where you will find an expansive family room, an additional bedroom with walk-in closet, and full bath providing ample room for growing children or visiting guests. The family room offers a cozy retreat, with a second CUSTOM designed gas fireplace, striking feature wall, and is perfect for entertaining or movie nights. Step outside where you will find a peaceful, private oasis. The backyard is a

professional masterpiece, with a large stamped concrete patio with gazebo, trees, shrubs, and perennials that are arranged for both beauty and creating a serene space for relaxation. You will also love the cozy front porch, providing a charming space to enjoy your morning coffee or unwind in the evening. A double detached garage (2023) adds to the many comforts of this home and added storage. This home is a true reflection of pride of ownership, with every feature thoughtfully designed and maintained to the highest standards. Additional upgrades including high-end designer lighting, built in speaker system in the basement, tankless water heater, exterior security cameras and Gemstone lights, custom designed fireplaces, and tile work add to the beauty of this home. This home is in the perfect location, close to the YMCA, South Health Campus, shopping, and steps to the Seton Community Centre (under construction). Don't miss the opportunity to fall in love & make it your own.