



GRASSROOTS
REALTY GROUP

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100 Seton Terrace SE
Calgary, Alberta

MLS # A2193596



\$630,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: Alarm panel , camera and sensor Not monitored currently but buyers can activate through Telus.

****OPEN HOUSE THIS SATURDAY AND SUNDAY , APRIL 5TH AND 6TH FROM 1:00 TO 3:00PM**** Stunning 3-Bedroom Detached Home in Seton, Calgary Southeast!!! Welcome to this beautiful three-bedroom detached home in the vibrant community of Seton in Calgary Southeast. Designed for modern living, this home features an open-concept main floor, perfect for both everyday life and entertaining. The spacious kitchen is a chef's dream, featuring a large granite island, gas stove, and stainless steel appliances with tons of cabinet space and a large pantry. The generous eating area is perfect for family gatherings, while oversized kitchen and dining area windows flood the space with natural sunlight, creating a warm and inviting atmosphere. Upstairs, you'll find three large bedrooms, including a primary suite with a luxurious five-piece ensuite bathroom. An additional four-piece bathroom serves the secondary bedrooms, and the convenient upstairs laundry makes everyday chores effortless. After finishing up your to-do list, kick back and relax in the spacious upstairs bonus area, the perfect spot for watching your favourite sporting event or movie—designed to suit any family's needs. This home is also equipped with central air conditioning, keeping you cool on warm summer days. Step outside to the backyard, where a gas line is ready for your barbecuing season, making outdoor entertaining a breeze. The undeveloped lower-level basement offers a blank canvas for your creative vision whether you dream of a home gym, entertainment area, or additional living space. Located in the desirable Seton community, you'll be close to parks, schools, shopping, dining, world's largest YMCA to keep you active and the South Health Campus Hospital . Don't miss this opportunity to own a beautiful home in one of

Calgary’s most sought-after neighbourhoods!