



**2314, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2194900



\$489,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,179 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to one of Calgary's most sought after developments by Cedarglen Living, Seton Summit! **THREE BEDROOM *** TOP FLOOR***STUNNING MOUNTAIN VIEWS *** UNDERGROUND TITLED PARKING. *** GOURMET KITCHEN** with lower cabinets removed and Big **CUSTOM Drawers** installed at owners expense .Kitchen has **HUGE Island ,quartz Counter tops ,STAINLESS STEEL APPLIANCES** . Kitchen has additional **FLOOR** to Ceiling built-in work station with lower cabinets replaced with drawers for even more storage, **PLUS** a Walk-in pantry with **LOTS** of shelves. . Custom Built **TALL** cabinets were added in the storage /Laundry room(AT Owners Expense).Fabulous open floor plan, **NINE Foot CEILINGS** with view from kitchen to living /Dining room area with **LOTS** of **BIG** windows. Large Master bedroom with **FULL En-suite bathroom** (His/her sinks), Large Walk-in **SHOWER**. Amazing walk-in closet with additional custom built-in drawers and organizers (Owners Expense) . **HUGE Balcony** with stunning mountain and foothills views. Unique custom installation of **A/C** unit for extra efficiency of balcony space all at owners expense . Easy access to Deerfoot and Stoney Trail Just minutes to **SOUTH CAMPUS HOSPITAL ,Extensive Shopping Centre (Including Super Store),Largest YMCA in the World, TWO PARKS, Dog Park, Community centre** with all the amenities under construction across the street .A **LOT** of **EXTRA \$\$\$\$** has been spent by current owners on kitchen ,storage /Laundry room ,walk-in closet ,A/C unit which has further enhanced the value and functionality of this Truly outstanding property . By-laws state Air B & B is possible with Board Approval.