



GRASSROOTS
REALTY GROUP

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48 Seton Rise SE
Calgary, Alberta

MLS # A2196277



\$863,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Solar Panels		

Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home has 2940 sq ft of move in ready space with a pride of ownership, additional home office, builder upgrades, solar panels and backing onto a green space. Start each day in this open layout kitchen with a large quartz kitchen island that includes extra storage space underneath, Full size cabinets, a large pantry and quartz countertops throughout to keep you clean and organized. The large triple pane windows, 9ft ceilings and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (builder installed) with a brand new pergola for all of your BBQ's and outdoor activities. The dining and living room area gives you a functional space for entertaining guests or having all of the family in one spot with room to move around. The foyer is inviting with enough room for any busy family, including a 1/2 bath tucked next to the mudroom that connects to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The primary bedroom is sunny and spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep your laundry organized and tidy. Down on the lower level (developed by Builder) you have 9ft ceilings, a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C (2022), a Tankless Hot Water system, all windows are TRIPLE PANED GLASS plus 13

SOLAR PANELS(6KW) were installed in 2023 for reduced utilities and cash back on your energy bills. The garage door control and the home thermostat are also smart systems! This location is a short walk to the Seton YMCA, movie theatres, restaurants and grocery stores with the South Health Campus close as well. View this amazing home before it's gone.