



GRASSROOTS
REALTY GROUP

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95 Seton Heath SE
Calgary, Alberta

MLS # A2196816



\$654,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions:	N/A
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MOTIVATED SELLERS!!! Welcome to 95 Seton Heath, your new home! Seton is a vibrant, growing community, with endless amenities and more to come. This home offers just under 2500 Sq/ft of finished living space, 4 bedrooms, and 3.5 baths. As you enter the home you have a bright office/flex space on your left to work or enjoy the south facing view. The open floor plan allows for a seamless transition to the kitchen and living area. A large island - sleek kitchen design - spacious pantry - allow for the perfect spot to entertain or enjoy family gatherings. The spacious master bedroom is the perfect place to unwind. A walk in closet, large ensuite with dual vanities, creates the perfect environment for ultimate relaxation. The upper floor also contains two good sized bedrooms, a laundry room, and another full bathroom. The basement retreat also include a 4th bedroom with a walk-in closet, full bathroom, and large entertainment area, and ample storage. Seton provides access to the Seton Urban District which includes shops, restaurants, and entertainment options. South Health Campus, schools, parks, and pathways makes Seton a welcoming community for all. Easy access to major roadways ensures seamless connectivity to the rest of the city. Call now to book a private showing!