



**GRASSROOTS**  
REALTY GROUP

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**12 Seton Rise SE**  
**Calgary, Alberta**

**MLS # A2198703**



**\$829,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

OPEN HOUSE SATURDAY (MAR 22) 1:00-4:00PM. Discover your dream home in the highly sought-after community of Seton, where modern luxury meets unbeatable convenience. This stunning 2,300+ sq. ft. residence backs onto lush green space, offering privacy and tranquility alongside a thoughtfully designed layout. The main floor features a bright bedroom and full bathroom, ideal for guests or multi-generational living, while the open-concept design is bathed in natural light, showcasing premium finishes, a gourmet kitchen with quartz countertops, stainless steel appliances, and a spacious island. Patio doors lead to a beautifully landscaped backyard oasis, perfect for entertaining or unwinding. Upstairs, a spacious bonus room provides additional living space, complemented by three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. A conveniently placed laundry room adds everyday ease, while central air conditioning ensures year-round comfort. Triple pane windows for the whole property. The undeveloped basement offers endless potential for a home gym, media room, or extra living space. Located steps from schools, parks, South Health Campus, the world-class YMCA, vibrant shops, and dining, this home is also within walking distance of Seton's upcoming Recreation Hub (opening 2024) and the future LRT station. With a 15-minute stroll to the Bow River and scenic trails, this home truly blends modern comfort with community charm. Don't miss this rare opportunity to own a home designed for life's best moments!