



**GRASSROOTS**  
REALTY GROUP

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**111 Seton Gardens SE**  
**Calgary, Alberta**

**MLS # A2206080**



**\$659,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,594 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Window Coverings-blinds. Negotiable: pool table, bar fridge, pergola

Wake up to sunlight streaming through your bedroom balcony doors, coffee in hand, as you take in the crisp Calgary air and the quiet charm of a family-friendly street. Nestled in the vibrant and connected community of Seton, this stunning 3-bedroom Belvedere model by Brookfield offers the perfect balance of modern design and everyday comfort—an ideal setting for your next chapter. Inside, nearly 1600 square feet of thoughtfully designed living space welcomes you with warm, contemporary tones and purposeful flow. From the moment you step inside, you're greeted by a bright and airy living room that feels instantly like home. Sunlight pours through oversized windows, dancing across wide-open space that invites both connection and calm. The kitchen is a true statement—elevated by upgraded cabinetry w/ pantry tower, sleek granite countertops, and a contrasting island that anchors the space with style. A standout feature is the "open to below" ceiling with sky lights above allowing for an abundance of natural light. Stainless steel appliances add a polished touch, ready to support everything from casual weeknight dinners to holiday gatherings with friends. A powder room and farmhouse-style mud room area complete this main level. Upstairs, discover the kind of layout that just makes sense. All three bedrooms are thoughtfully positioned for privacy, with the primary suite offering a daily dose of indulgence: a private balcony retreat, a spa-inspired ensuite with dual sinks, and a walk-in closet designed to simplify your morning routine. The full-sized laundry room with built-in folding counter is a practical luxury that elevates everyday living. The full basement—unfinished and full of potential—invites your creativity. Home gym? Guest suite? Theatre space? The choice is yours. Outside, a double detached garage provides secure parking

while the fenced backyard offers room to play, plant, or simply unwind. This home comes fully equipped with permanent LED soffit lighting installed by GoBright! Located steps from playgrounds, shops, sidewalks, and the energy of Seton's urban village vibe, this home puts lifestyle at the forefront. Whether you're strolling to a local caf  , biking through nearby green spaces, or enjoying the peace of a quiet evening on the balcony, this is more than a house—it's your home base for the life you've been dreaming of. Ready to fall in love with Seton living? Schedule your private viewing today and step into a home that feels like it was made for you.