



**GRASSROOTS**  
REALTY GROUP

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**5210, 20295 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2211536**



**\$459,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parking Lot, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to this stunning 2-bedroom, 2-bathroom condo in Seton Serenity! Built by the award-winning Cedarglen Living, this expansive 1087 RMS sq.ft. (1153 sq.ft. builder size) corner L4 unit showcases a thoughtfully designed layout that maximizes space and functionality. Perched in a prime west-facing location, this home boasts mountain views and an expansive, sun-drenched balcony, complete with a built-in BBQ gas line—perfect for entertaining or unwinding at sunset. Inside you’ll discover luxury vinyl plank flooring throughout, soaring high ceilings, and an open-concept layout that seamlessly blends style and functionality. The gourmet kitchen is a chef’s dream, featuring a massive extended island with quartz countertops, soft-close drawers, stainless steel appliances, a sleek chimney-style range hood, and a built-in microwave—all designed to elevate both form and function. The primary suite is a true retreat, boasting a spacious walk-in closet and a spa-inspired 4-piece ensuite, complete with dual vanities, a luxurious walk-in shower, and striking full-height tile accents. The second bedroom offers versatility—ideal for guests, a home office, or a personal retreat—conveniently located near the main 4-piece bathroom. Beyond your private sanctuary, enjoy premium upgrades like recessed lighting, Altex blinds, A/C rough-in, and a built-in network box for seamless connectivity. This unit also comes with a titled underground heated parking stall and a secure storage locker. Perfectly situated in a thriving community, you’ll have unmatched access to top-tier amenities, including the world’s largest YMCA, the South Health Campus, Calgary Public Library, trendy cafes, upscale dining, boutique shopping, parks, and future LRT access. With easy connections to Stoney Trail and Deerfoot Trail, commuting is a

breeze. This rare corner unit is the epitome of luxury, convenience, and tranquility&mdash;don&rsquo;t miss your chance to call it home!  
Schedule your private showing today!