



**GRASSROOTS**  
REALTY GROUP

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**5222, 20295 SETON Way SE**  
**Calgary, Alberta**

**MLS # A2212540**



**\$399,999**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, 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>	\$ 370
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Mixed, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NONE

\*\*\*BUILDER CURRENTLY SELLING THE SAME "H" UNITS FOR APPROX 460,00 and 2026 POSSESSION\*\*\* Welcome to Unit 5222 in SERENITY, a stunning brand-new 2-bedroom, 2-bathroom condo in the heart of Seton. Move-in ready with luxury upgrades throughout, this modern unit is designed for both comfort and style. Standout features include luxury vinyl plank flooring (no carpet!), upgraded lighting, quartz countertops, and elegant tile finishes. The spacious kitchen boasts a full pantry and ample storage, flowing seamlessly into the formal dining area and bright living space. Step out onto the large balcony, complete with a gas line for your BBQ&mdash;perfect for entertaining! The thoughtful layout separates the two bedrooms for privacy. The primary suite features a walk-in closet and ensuite with dual vanities, while the second bedroom&mdash;just slightly smaller&mdash;also offers a large walk-in closet. A second full bathroom and a large mudroom/laundry room with a full-size washer and dryer complete the unit. Enjoy titled underground parking, conveniently located next to the bicycle storage room in the secure parkade. And most importantly, the condo fee includes everything except electricity! This brand-new condo is available for immediate possession&mdash;don't miss your chance to own in one of Seton's most sought-after new developments!