



THE
A-TEAM

**RE/MAX
FIRST**

20295 SETON Way #5320, Calgary T3M 3X3

MLS® #: **A2117500**

Area: **Seton**

Listing Date: **03/26/24**

List Price: **\$385,000**

Status: **Pending**

County: **Calgary**

Change: **+\$2k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

Access:

Lot Feat:

Park Feat: **Guest,Parking Lot,Stall**

DOM

67

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Courtyard,Other**

Construction:
Brick,Composite Siding,Metal Siding ,Wood Frame

Flooring:
Carpet,Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Stone Counters**
Utilities:

Room Information

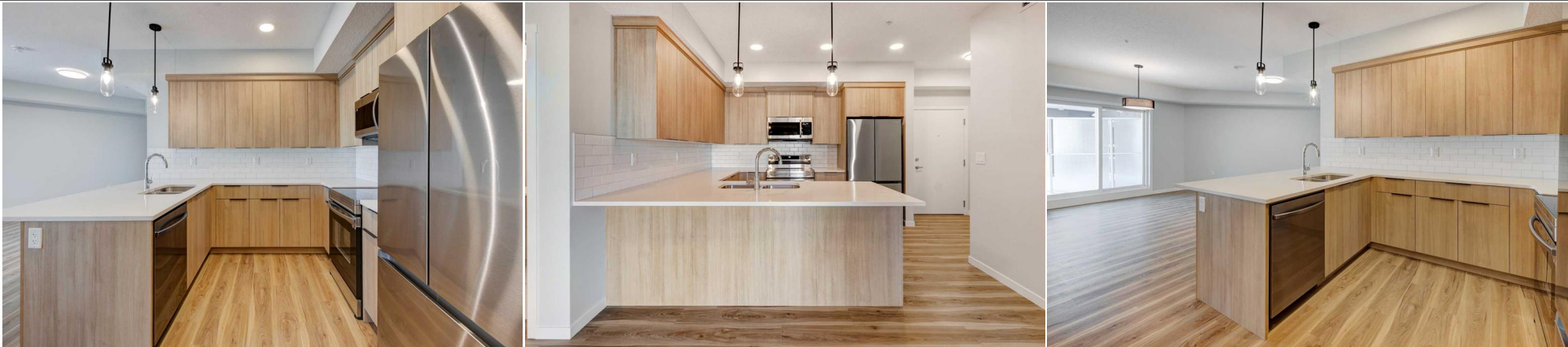
Room	Level	Dimensions
Kitchen	Main	15`8" x 12`6"
Living Room	Main	12`6" x 12`1"
Bedroom	Main	10`8" x 9`3"
4pc Bathroom	Main	9`4" x 5`1"

Room	Level	Dimensions
Laundry	Main	6`10" x 5`6"
Bedroom - Primary	Main	11`0" x 10`1"
4pc Ensuite bath	Main	8`10" x 5`0"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$397		Fee Simple		DC
		Fee Freq:		
		Monthly		
Legal Desc:	TBD			
Remarks				
Pub Rmks:	SETON SERENITY, one of Calgary's most sought-after developments. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! You'll feel right at home in this spacious 856.44 RMS sq.ft. (925 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, knock down ceilings and LVP flooring throughout the living areas (A2 PLAN). Amazing EAST FACING UNIT with balcony. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary has a sizeable walk-in closet, quartz counters, and tub/shower combo. The additional bedroom is perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters, undermount sink and LVT flooring. There are bespoke amenities outside your front door, so park the car and put on your walking shoes. The LARGEST YMCA IN THE WORLD and the SETON HOA is just around the corner. SOUTH HOSPITAL, shopping, restaurants and cafes are all just a short stroll away. Pet friendly complex. A surface titled parking stall completes this beautiful home. Storage lockers are available for purchase, photos are from another show home and will differ from this unit. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. Estimated Completion date for this unit is January 2025 - April 2025. Other units available!			
Inclusions:	N/A			
Property Listed By:	Real Broker			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







WELCOME TO
Seton Serenity

A2 UNIT 2 Bedrooms & 2 Bathrooms
Total Unit Area: 925 square feet
Patio/Balcony: 76 square feet

