

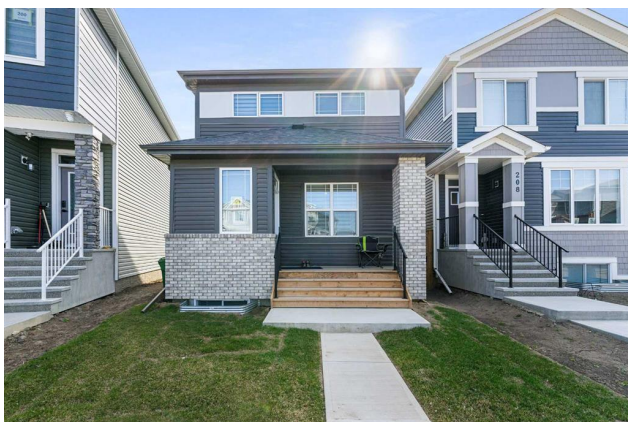


THE
A-TEAM

**RE/MAX
FIRST**

204 SETON Villas, Calgary T3M 3M2

MLS®#: **A2123259** Area: **Seton** Listing Date: **09/05/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,810 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,962**
 Low Sqft:
 Ttl Sqft: **1,962**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Pie Shaped Lot**
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`6"
Foyer	Main	13`8" x 6`0"
Living Room	Main	19`1" x 13`0"
4pc Bathroom	Upper	4`11" x 9`0"
Bedroom	Upper	9`3" x 10`10"
Loft	Upper	13`4" x 15`8"

Room	Level	Dimensions
Dining Room	Main	7`0" x 12`6"
Kitchen	Main	11`7" x 15`1"
Office	Main	8`5" x 11`6"
5pc Ensuite bath	Upper	5`11" x 12`10"
Bedroom	Upper	9`3" x 13`2"
Bedroom - Primary	Upper	12`8" x 15`7"

4pc Bathroom
Dining Room
Kitchen
Furnace/Utility Room

Basement
Basement
Basement
Basement

4`11" x 8`7"
7`10" x 10`1"
11`4" x 9`4"
7`8" x 12`4"

Bedroom
Family Room
Storage

Basement
Basement
Basement

9`10" x 17`1"
9`9" x 12`7"
5`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111817

Zoning:
R-G

Remarks

Pub Rmks: ***Legal 1 Bedroom Basement Suite* | 4-Bedrooms | 3.5-Bathrooms | High Ceilings | Full Height Cabinetry | Stainless Steel Appliances | Gas Cooktop | Granite Countertops | Open Floor Plan Main Level | Upper Level Bonus Room | Upper Level Laundry | Side Entry to Legal Basement Suite | Separate Basement Laundry | Pie Shaped Lot | Paved Alley Access | Rear Parking | Close to All Amenities. Welcome to this stunning 2-storey family home boasting 1962 SqFt throughout the main and upper levels with an additional 891 SqFt on the lower level of a 1 bedroom legal basement suite. The main level has a beautiful open floor plan that compliments the size of this home. The kitchen is outfitted with full height cabinets, built-in stainless steel appliances, a gas cooktop, pantry and centre island with room for barstool seating. The open kitchen, dining and living rooms are great for entertaining friends and family. The main level is bright with large windows, high ceilings, pendant and pot lighting. The office is a great addition to the main level for anyone with a work-from-home lifestyle. This space could easily be used for a formal dining room, kid's playroom or a space for overnight guests. This level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 bathrooms, a large family room and laundry. The primary bedroom is spacious and is complimented with a walk-in closet and 5pc ensuite. Bedrooms 2 & 3 on this upper level are both a great size and share the main 4pc bath with a tub/shower combo. The upper level family room is a great addition to your family's living space. The laundry being located near the bedrooms is a bonus as its only steps away. Downstairs is a 1 bedroom legal basement suite with a separate side entrance has an incredible amount of storage; both hall closets and under the stairs. The open floor plan kitchen, dining and living rooms paired with high ceilings emphasize the space of this lower level. The kitchen is outfitted with full height cabinetry, stainless steel appliances, granite countertops and a breakfast bar with barstool seating for small meals. The large bedroom has double door closets and the 4pc bathroom has a deep tub. This lower level also is outfitted with its own stacked front loading washer/dryer in a hall laundry! The furnace room is in a shared space in the basement for access to both the main and upper levels when needed. This beautiful home has a great backyard and rear parking accessed through the rear lane. The location can't be beat; 204 Seton Villas is located blocks from shopping, parks, playgrounds and walking paths! With easy access to Deerfoot Trail, this home is a quick commute to work and school. Hurry and book a showing at this incredible home today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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