



THE
A-TEAM

**RE/MAX
FIRST**

32 SETON Heath, Calgary T3M 3G2

MLS® #: **A2135549** Area: **Seton** Listing Date: **05/30/24** List Price: **\$895,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **220 Volt Wiring, Double Garage Attached, Plug-In**

Finished Floor Area

Abv Sqft: **2,269**
 Low Sqft:
 Ttl Sqft: **2,269**

DOM

36
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Smart Home, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`11"	Dining Room	Main	9`11" x 9`11"
Kitchen	Main	18`9" x 13`7"	Laundry	Main	5`1" x 7`8"
Living Room	Main	13`0" x 14`0"	Office	Main	10`7" x 9`3"
4pc Bathroom	Second	6`4" x 8`6"	5pc Ensuite bath	Second	11`6" x 13`10"
Bedroom	Second	9`0" x 13`0"	Bedroom	Second	10`1" x 12`11"

Family Room
Bedroom - Primary
5pc Bathroom
Game Room

Second
Second
Basement
Basement

15`10" x 12`1"
12`11" x 14`2"
9`6" x 9`5"
21`8" x 14`8"

Laundry
Walk-In Closet
Bedroom
Furnace/Utility Room

Second
Second
Basement
Basement

10`11" x 5`7"
11`6" x 5`2"
15`8" x 13`7"
9`7" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912455

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning home nestled in the sought-after community of Seton, with 4 bedrooms and 3.5 bathrooms. Upon entry, you're warmly welcomed by a den, perfect for your ideal office space or transforming into your personal gym, accompanied by a convenient 2-piece powder room. Step further into the heart of the home and discover an open kitchen, adorned with sleek stainless steel appliances, a generously sized center island, elegant quartz countertops, and gold hardware. This culinary haven seamlessly flows into a spacious dining area and inviting living room, ideal for hosting gatherings or enjoying cozy family evenings. Heading to the upper level, you'll find a welcoming bonus room, setting the stage for relaxation and entertainment. Accompanied by two generously proportioned bedrooms and a well-appointed 4-piece bathroom, this level offers comfort and convenience for the whole family. Retreat to the luxurious primary bedroom suite, where indulgence awaits with a substantial walk-in closet seamlessly connected to an attached laundry room, ensuring utmost convenience. Pamper yourself in the 5-piece ensuite, complete with a soothing soaker bathtub, offering a sanctuary for relaxation and rejuvenation. Venturing to the basement you will notice the **SIDE ENTRY DOOR. Head downstairs and you're greeted by an expansive rec room, perfect for entertaining guests or enjoying leisurely evenings with loved ones. Unwind at the stylish wet bar, while a spacious bedroom with a convenient walk-in closet and a 5-piece bathroom offer comfort and privacy for guests or family members. Step outside to the backyard oasis, where a deck adorned with a charming pergola awaits, providing the perfect setting for dining or simply basking in the tranquility of outdoor living. Don't forget the exceptional build quality features including **SOLAR PANELS, TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, SMART DOOR BELL & REAR CAMERA, ENERGY EFFICIENT FURNACE AND AIR CONDITIONING.****

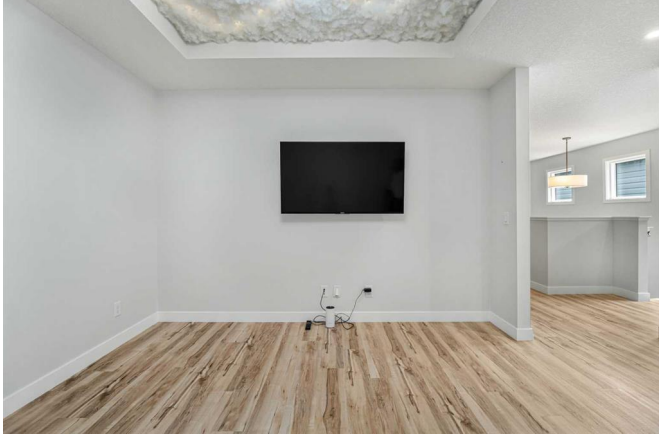
Inclusions:
Property Listed By:

**Solar Panels, Ring Doorbell and camera
eXp Realty**

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













32 Seton Heath SE, Calgary, AB

Main Floor: Exterior Area 1016.27 sq ft
Interior Area 236.91 sq ft
Excluded Area 419.90 sq ft



0 5 10

PREPARED: 2024/05/27



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

32 Seton Heath SE, Calgary, AB

1st Floor: Exterior Area 1233.11 sq ft
Interior Area 1155.83 sq ft
Excluded Area 22.99 sq ft



0 5 10

PREPARED: 2024/05/27



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

32 Seton Heath SE, Calgary, AB

Basement (Below Grade) Exterior Area 927.57 sq ft
Interior Area 850.18 sq ft



PREPARED: 2004/05/27



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.