



THE
A-TEAM

**RE/MAX
FIRST**

268 SETON Villas, Calgary T3M 3K4

MLS®#: **A2146615** Area: **Seton** Listing Date: **07/05/24** List Price: **\$879,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,175 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,300**
 Low Sqft:
 Ttl Sqft: **2,300**

DOM

73
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Few Trees,Flag Lot,No Neighbours Behind,Level,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	15`7" x 10`5"
Dining Room	Main	17`11" x 8`10"
2pc Bathroom	Main	5`0" x 9`4"
Bedroom - Primary	Upper	13`5" x 19`6"
Walk-In Closet	Upper	9`11" x 5`3"
Bedroom	Upper	8`11" x 13`6"
4pc Bathroom	Upper	8`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	17`11" x 12`1"
Living Room	Main	24`11" x 14`4"
Hall	Main	7`4" x 11`3"
5pc Ensuite bath	Upper	9`6" x 17`1"
Walk-In Closet	Upper	14`6" x 6`8"
Bedroom	Upper	19`11" x 13`7"
Hall	Upper	10`11" x 8`11"

Bonus Room
Bedroom
4pc Bathroom

Upper
Basement
Basement

14`4" x 16`5"
9`10" x 13`0"
9`10" x 5`0"

Laundry
Family Room

Upper
Basement

9`11" x 5`2"
22`4" x 37`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111817

Zoning:
R-G

Remarks

Pub Rmks:

Open House: July 27th Saturday 1pm-4pm! Welcome to this gorgeous 4 bedroom home with a builder finished Basement in the popular Seton Community. With over 3200 SQFT of exquisitely developed living space, this one year old Home is sure to Impress. On the main floor you will find Luxurious Vinyl Plank Flooring, a beautiful Gourmet Kitchen with Quartz Countertops, Built-In Stainless-Steel Appliances, Full CEILING HEIGHT Cabinetry and a large walk-in pantry. The Kitchen opens to a spacious Dining Room and Living Room, with a modern Electric Fireplace, that leads to a large deck. The deck, equipped with a BBQ gas line and overlooking the backyard with a gorgeous South Facing view, is perfect for entertaining or relaxing at home. The stairs lead up to a bonus room that separates the Primary Bedroom and the two Children bedrooms. The Primary bedroom is enormous, it has two roomy His & Hers Walk-in Closets, and a 5 Piece Ensuite Bathroom, that completes with a Deep Soaker Tub and a separate Glass enclosed Fully Tiled Stand-Up Shower. A full bathroom for the Children is also on this floor, as well as a conveniently located laundry room. Downstairs has the beautifully developed spacious Entertaining Area with rough-ins for a future bar sink. A fourth bedroom, with an oversized window to allow in more natural light, and a full bathroom can also be found on this floor. With 9 foot ceilings you won't even realize you are on a lower level. Parks, Playground and several Amenities, including restaurants are ALL within Walking Distance. The South Health Campus Hospital, the largest YMCA in the world, and a variety of shopping and schools are only a few minutes drive away. Major roadways can be found a short distance from Seton and allows easy access to the entire city. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't want to miss this opportunity to own this amazing home! Book your showings today!

Inclusions:
Property Listed By:

None
MaxWell Capital Realty

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