

183 SETON Heath, Calgary T3M 3G3

Sewer:

08/01/24 List Price: **\$675,000** MLS®#: A2154427 Area: Seton Listing

Status: Active None Association: Fort McMurray County: Calgary Change:

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 2020 Abv Saft: Lot Information Low Sqft:

Lot Sz Ar: 2,744 sqft Ttl Sqft: 1,284 Lot Shape:

Finished Floor Area

1,284

DOM

<u>Layout</u>

4 (3 1) 3.5 (3 1)

2 Storey

2

2

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

48

Access:

Lot Feat: Back Lane, Landscaped, Level, Rectangular Lot

Park Feat: **Double Garage Detached, Side By Side**

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: High Efficiency, Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Ext Feat: Courtyard, Lighting, Private Yard, Rain Gutters Carpet, Ceramic Tile, Vinyl Plank

> Water Source: Public Fnd/Bsmt:

Flooring:

Poured Concrete

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer Kitchen Appl:

Int Feat: Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room CombinationMain		19`10" x 14`3"	Kitchen	Main	11`8" x 9`1"
Bedroom	Upper	9`10" x 8`11"	Bedroom	Upper	9`7" x 8`7"
Bedroom - Primary	Upper	12`10" x 10`10"	2pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	
Family Room	Basement	13`10" x 9`11"	Bedroom	Basement	9`10" x 8`1"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1912455**

Remarks

Pub Rmks:

Welcome to this stunning home on a quiet street with a detached garage! This home boasts style and is a "family-approved" design. A popular open floor plan with 1885 SF of living space, a double detached garage with a secondary overhead garage door opening into the yard, a front covered porch, large windows, and numerous architectural details allow for tons of natural light. You will love the large chef's kitchen with a dramatic peninsula island, quartz countertop, upgraded stainless steel appliances, recessed lighting, subway tile back splash, and a large dining nook. The Kitchen boasts tons of shaker wood-style cabinetry in stylish white and grey finishes, a window sink overlooks the backyard, and ample eating bar space for your entertaining needs. Upstairs, you will be greeted with 3 bedrooms - The good-sized primary bedroom has its own ensuite and walk-in closet. The basement is finished with an additional bedroom, a full bath, and a large family room. Other upgrades include 9' ceilings, an oversized 24'x20' professionally built 2-car garage, large rear wood deck, LVP floors, rear mud room, concrete front walkway & much more! Check out the Seton's community features Live in the heart of south Calgary Seton is a master-planned community designed to be a new urban hub. The South Health Campus, Calgary Public Library, restaurants, shops, and even a skatepark make it a destination for people living in south Calgary. The Homeowners Association (HOA) will feature a splash park, hockey rink, gardens, and more. It will host events and programming for Seton residents. Call your friendly REALTOR(R) to book a viewing!

Inclusions: Rods/Blinds

Property Listed By: Jayman Realty Inc.

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