



THE A-TEAM

RE/MAX FIRST

8 SETON Terrace, Calgary T3M 2W2

MLS#: A2157496 Area: Seton Listing Date: 08/15/24 List Price: \$779,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2018
Lot Information
Lot Sz Ar: 3,100 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,835
Low Sqft:
Ttl Sqft: 1,835

DOM
34
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Paved, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Paved

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Int Feat: Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, 4pc Bathroom, Bedroom, Bonus Room, Dining Room, Kitchen, Office, 4pc Ensuite bath, and Laundry with their respective levels and dimensions.

Bedroom - Primary
Bedroom
Game Room

Upper
Basement
Basement

15`0" x 14`0"
12`1" x 12`0"
17`6" x 12`1"

3pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

5`0" x 8`6"
11`6" x 9`7"
7`11" x 11`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1712490

Remarks

Pub Rmks:

Welcome to this exceptional property located in the highly desirable community of Seton, with many amenities, schools, shopping, and picturesque parks. This home offers impressive curb appeal, including: AstroTurf, mature trees, and a thoughtfully designed, low-maintenance landscape. Positioned on a large corner lot, the property boasts an oversized double detached garage that is insulated and heated, with the added convenience of a separate side entrance for the legal basement suite. Upon entering, you'll be welcomed by a charming front porch, perfect for enjoying quiet mornings or evenings outdoors. Inside, the home offers over 2,600 sq.ft. of beautifully crafted living space, designed with modern style and versatility in mind. The main floor includes a private office, a 2-piece powder room, and a stunning chef's kitchen, complete with granite countertops, stylish tile backsplash, spacious island, and top-of-the-line black stainless steel appliances, including a gas range. Adjacent to the kitchen is a dining area featuring built-in seating, as well as a cozy living room with a custom-built entertainment center. A well-appointed mudroom off the back entrance provides access to the private backyard, which features a concrete patio and the large detached garage. The upper level offers three generously sized bedrooms, including the luxurious primary suite with a 4-piece en-suite bathroom, finished with granite countertops and a walk-in closet. Completing this floor is a 4-piece guest bathroom, also with granite finishes, and a convenient laundry room. The fully finished legal basement suite is a standout feature, offering a fully self-contained one-bedroom unit with separate entrance, ideal for generating rental income or accommodating extended family. This legal suite includes a spacious bedroom, a modern 4-piece bathroom, cozy living area, a fully equipped kitchen, and separate in-suite laundry. This property is a rare find in Seton, combining a unique modern design, functional living spaces, Air Conditioning, LEGAL SUITE and a prime location. Don't miss the opportunity to make this remarkable home yours!

Inclusions:

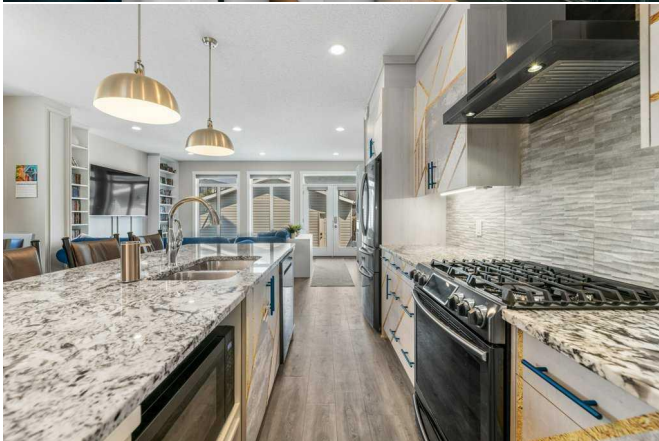
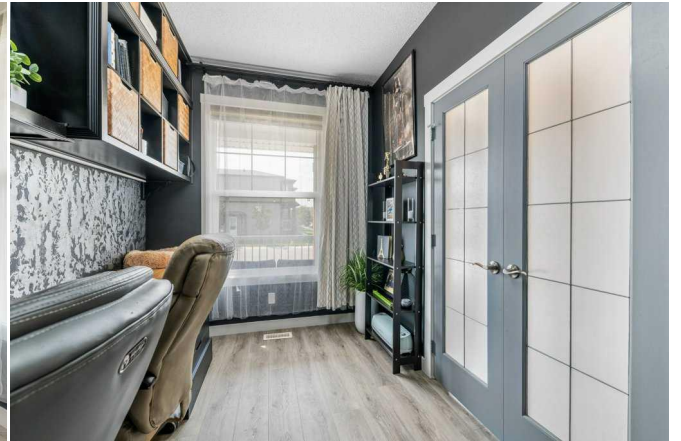
Shelving in garage and office. Basement refrigerator and dishwasher, All basement furniture including king sized bed and frame, on the wall fireplace, rugs in bedroom and main area, 4 seater couch, tv and stand, kitchen appliances, bed linens and towels.

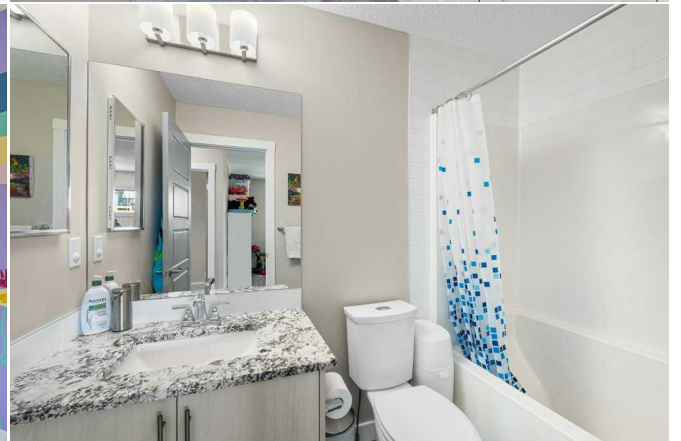
Property Listed By:

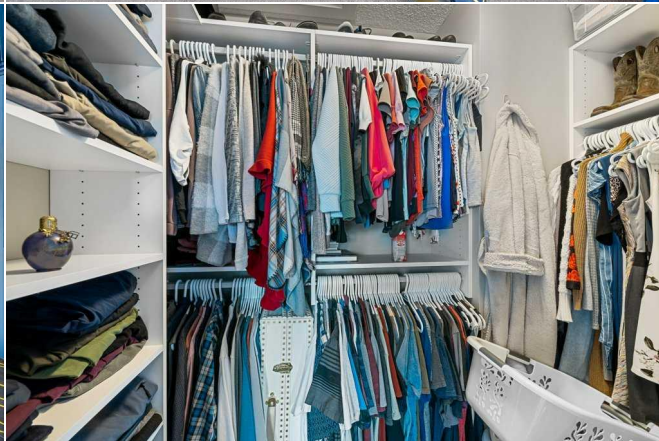
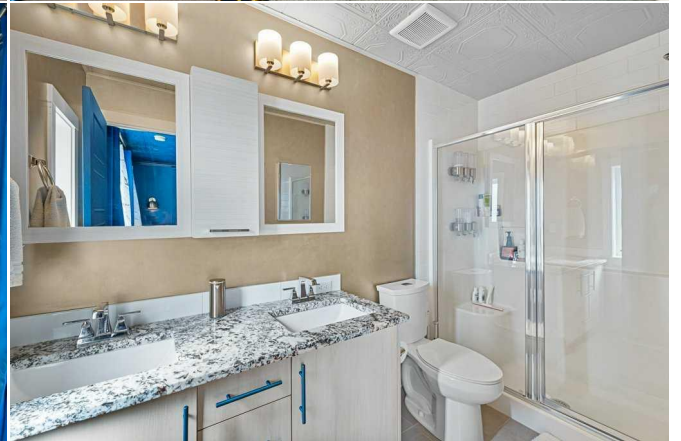
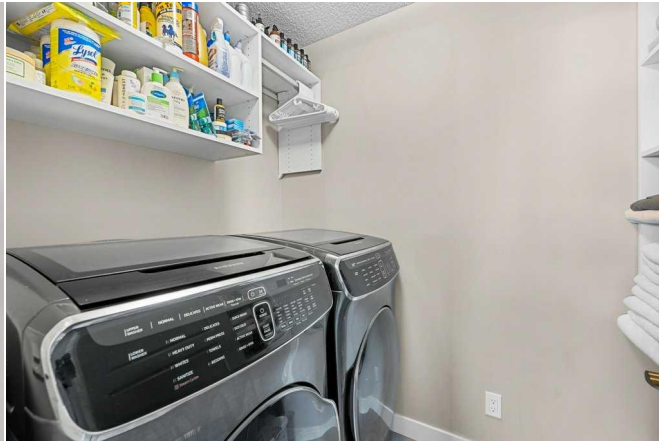
eXp Realty

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

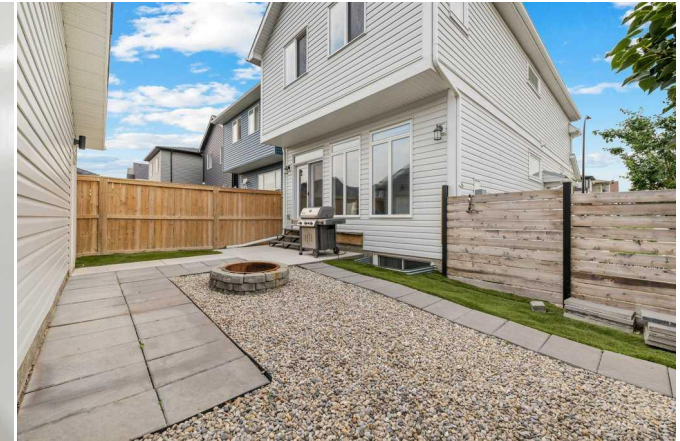












8 Seton Terrace SE, Calgary, AB

Main Floor Exterior Area 684.38 sq ft



PREPARED: 2024/01/14



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

8 Seton Terrace SE, Calgary, AB

2nd Floor Exterior Area 550.93 sq ft



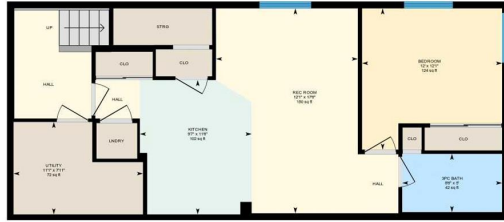
PREPARED: 2024/01/14



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

8 Seton Terrace SE, Calgary, AB

Basement (Below Grade) Exterior Area 799.38 sq ft



PREPARED: 2024/01/14



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