



THE
A-TEAM

**RE/MAX
FIRST**

664 SETON CIRCLE SE Circle, Calgary T3M3C6

MLS® #: **A2157720**

Area: **Seton**

Listing Date: **08/15/24**

List Price: **\$829,999**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,103**
Low Sqft:
Ttl Sqft: **2,103**

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 Yard,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Zero Lot Line**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Hot Water**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`9" x 16`8"
Bedroom	Second	9`10" x 14`4"
Entrance	Main	4`6" x 9`6"
Dining Room	Main	9`10" x 11`8"
Mud Room	Main	4`9" x 6`3"
Laundry	Second	5`2" x 7`11"
Living Room	Basement	10`10" x 17`10"

Room	Level	Dimensions
Bedroom	Second	91`6" x 12`10"
5pc Ensuite bath	Second	11`1" x 13`6"
Kitchen	Main	9`10" x 9`11"
Living Room	Main	13`0" x 15`8"
Bonus Room	Second	12`10" x 19`1"
Kitchenette	Basement	9`2" x 11`11"
Bedroom	Basement	9`11" x 10`11"

Laundry
4pc Bathroom

Basement
Second

3`3" x 3`5"
4`11" x 8`7"

2pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

4`10" x 5`1"
4`11" x 8`7"

Title:
Fee Simple
Legal Desc:

2011958

Zoning:
R-G-1

Remarks

Pub Rmks: **LEGAL WALKOUT SUITE!!! Stunning Detached Home in SETON with Walkout Lot and Mountain Views! Nestled in a prime location, this breathtaking detached home boasts a perfect blend of natural beauty and modern luxury. Enjoy stunning mountain views from the walkout lot, perfectly situated for outdoor enthusiasts. Prime Location: Minutes away from Cineplex, South Health Campus, and all amenities like Superstore, Shoppers, Gas station, and various food joints . Convenient access to dog park, YMCA, and schools.Features: · 3 spacious bedrooms · 2.5 bathrooms · Modern upgraded lighting throughout · FEATURE WALLS adding a touch of elegance · Large DECK WITH GLASS RAILINGS perfect for entertaining, complete with a BBQ GAS LINE · 5-piece ensuite with luxurious finishes · Walk-in closet with ample storage Additional features: 1 bedroom legal basement suite, perfect for in-law suite or rental income · Fully fenced with CONCRETE STEPS & PATIO for maintenance-free landscaping · Modern upgrades throughout, showcasing the builder's attention to detail · Central AIR CONDITIONING for ultimate comfort. Don't miss out on this incredible opportunity to own a piece of paradise! Contact us today to schedule a viewing.**

Inclusions:
Property Listed By:

N/A
eXp Realty

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