



THE
A-TEAM

**RE/MAX
FIRST**

299 SETON Road, Calgary T3M 3L7

MLS®#: **A2159690** Area: **Seton** Listing **08/21/24** List Price: **\$759,988**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,175 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,133**
 Low Sqft:
 Ttl Sqft: **2,133**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer**
 Int Feat: **Bathroom Rough-in, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	11`10" x 10`0"
Foyer	Main	9`10" x 7`5"	Kitchen	Main	9`11" x 16`1"
Living Room	Main	15`10" x 13`1"	3pc Bathroom	Upper	5`0" x 9`1"
4pc Bathroom	Upper	11`3" x 13`8"	Bedroom	Upper	14`6" x 9`11"
Bedroom	Upper	12`10" x 12`9"	Family Room	Upper	13`0" x 18`9"
Laundry	Upper	8`0" x 5`4"	Bedroom - Primary	Upper	16`9" x 13`2"
Walk-In Closet	Upper	11`2" x 4`7"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2111817**

Remarks

Pub Rmks: **Experience luxury living in Seton with this stunning 2-storey home, boasting over 2,100 sq ft of thoughtfully designed space and a coveted WEST-facing backyard. Step inside to discover an inviting main floor, where Luxurious Vinyl Plank Flooring flows seamlessly from the Front Entrance into the Open Concept Kitchen, Dining, and Living areas. The gourmet kitchen is a chef's dream, featuring QUARTZ countertops, stainless steel built-in appliances with a GAS COOKTOP, BUILT IN WALL OVEN, CHIMNEY HOOD/FAN full-height cabinetry with elegant crown moulding and under cabinet lighting. The bright and airy Dining and Living Rooms are bathed in natural light, thanks to the expansive windows overlooking the backyard. Upstairs, you'll find a central Bonus Room that offers privacy, separating the Kid's Rooms from the serene Main Bedroom. The Main Suite is impressively large, with a WALK-IN Closet and a luxurious Five-Piece Ensuite featuring a Deep Soaker Tub and a fully Tiled Stand-up Shower with a beautiful Glass Surround. The conveniently located upstairs Laundry Room adds to the home's functionality. The basement has upgraded 9-foot ceilings, insulation throughout, a rough-in, and well-positioned mechanical equipment ready for future development. The fully fenced, landscaped, and private backyard with a deck has ample space for future sitting. This home is perfectly positioned near a park/playground and within walking distance of numerous amenities. The South Health Campus Hospital, the world's largest YMCA, has various shopping locations and top-rated schools, all just minutes away. Don't miss your chance to own this exceptional property—THIS IS THE ONE!!**

Inclusions: **N/A**
 Property Listed By: **Manor Real Estate Ltd.**

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











