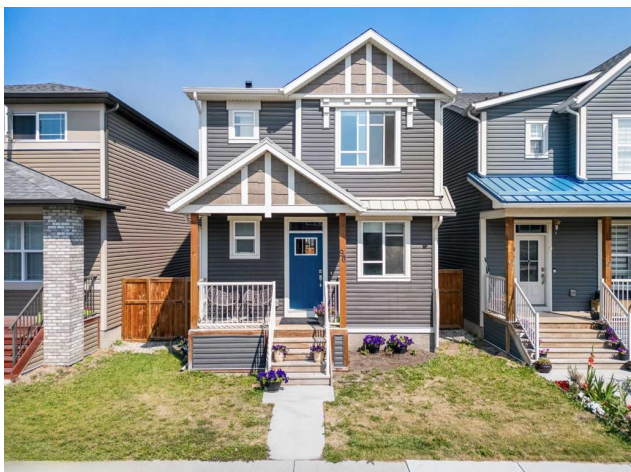


**90 SETON Grove, Calgary T3M 2Y6**

MLS® #: **A2160473** Area: **Seton** Listing Date: **08/27/24** List Price: **\$735,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **3,466 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,825**  
 Low Sqft:  
 Ttl Sqft: **1,825**

DOM

**22**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane, Back Yard, Lawn**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Vinyl Siding, Wood Siding**  
 Flooring: **Carpet, Linoleum, Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Kitchen Island, No Smoking Home, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`1"	Dining Room	Main	7`0" x 11`0"
Foyer	Main	5`0" x 14`0"	Kitchen	Main	11`4" x 17`2"
Living Room	Main	16`0" x 13`5"	Office	Main	7`9" x 11`11"
4pc Bathroom	Upper	4`10" x 8`2"	4pc Ensuite bath	Upper	5`0" x 10`3"

**Bedroom** Upper 9`3" x 11`5"  
**Family Room** Upper 13`7" x 19`9"  
**Bedroom - Primary** Upper 14`9" x 14`5"  
**Bedroom** Basement 12`0" x 11`10"  
**Kitchen** Basement 11`4" x 9`3"  
**Furnace/Utility Room** Basement 7`9" x 10`7"

**Bedroom** Upper 9`4" x 14`11"  
**Laundry** Upper 5`0" x 7`2"  
**4pc Bathroom** Basement 5`0" x 8`4"  
**Den** Basement 9`5" x 8`10"  
**Game Room** Basement 10`1" x 12`0"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-G  
 Legal Desc: **1812161**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 2.5-bathroom home nestled in the highly sought-after community of Seton. This exceptional property also features a spacious, LEGAL 1-bedroom, 1-bathroom SUITE in the basement, offering versatility and potential rental income. As you step inside, you'll be greeted by a thoughtfully designed office space, perfect for those who work from home or need a quiet area for study. Moving further into the home, you'll appreciate the seamless open-concept layout of the kitchen and living room, making it ideal for entertaining family and friends. The modern kitchen has a generous quartz island, a built-in stainless steel microwave and oven, a gas cooktop, and a sleek stainless steel refrigerator. Adjacent to the kitchen, the dining area provides a welcoming space for family meals. Upstairs, the expansive primary suite awaits, complete with a walk-in closet and a luxurious 4-piece ensuite, offering a tranquil retreat after a long day. This level also features a large family room, perfect for gathering and relaxation, along with two additional well-sized bedrooms. A conveniently located 4-piece bathroom and a laundry room complete this floor. The basement is a standout feature of this home, providing a FULLY LEGAL, self-contained living space. Upon entering, you'll find an open-concept living room and kitchen, designed with stainless steel appliances and ample storage. The large bedroom is bright and airy, thanks to two windows that flood the space with natural light, and includes a closet for added convenience. The adjacent 4-piece bathroom ensures comfort and privacy for the occupants. The vibrant Seton Urban District, a dynamic community that offers an exceptional blend of convenience, amenities, and future growth. This modern urban district is anchored by the renowned South Calgary Health Campus, ensuring top-tier healthcare services are just steps away. Residents will also enjoy the proximity to a state-of-the-art public library, a Cineplex VIP for the latest movies in comfort, and a comprehensive YMCA that caters to fitness and recreation needs. Dining and shopping are a breeze with an array of restaurants, grocery stores, and shops conveniently located within the district. Families will appreciate the ease of walking to Joane Cardinal-Schubert High School, which is situated adjacent to both the YMCA and the library. The Seton Urban District is also poised for educational growth, with plans for four additional schools on the horizon, including public, Catholic, and French immersion options. Future homeowners can look forward to a vibrant community experience with the establishment of a Homeowners Association (HOA). Once completed, the HOA will feature a splash park, hockey rink, tennis courts, and beautifully designed gardens, making it the central hub for neighborhood activities and social gatherings. The Seton Urban District promises to be a thriving and well-rounded community where convenience and lifestyle meet.**

Inclusions: **Suite Includes: Electric Stove, Fridge, Dishwasher, Microwave Hoodfan, Stacked Washer/Dryer, Window Coverings**  
 Property Listed By: **eXp Realty**

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



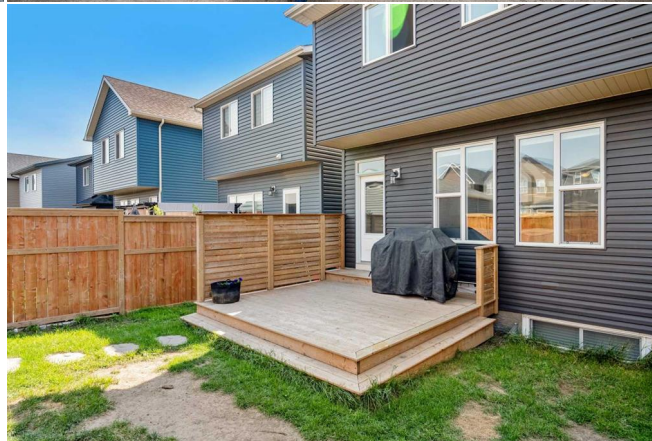




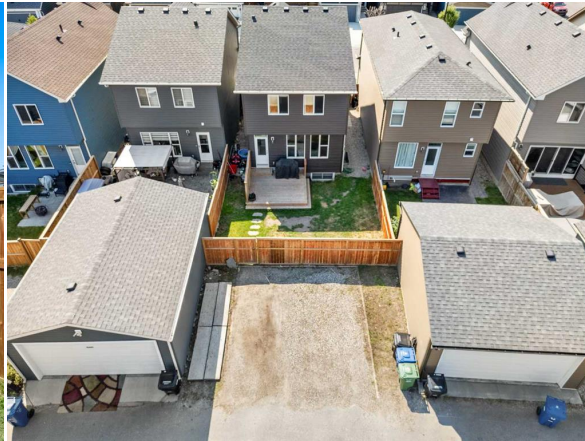










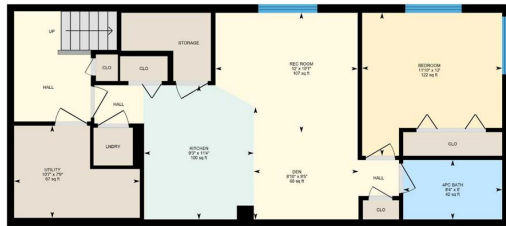






**90 Seton Grove SE, Calgary, AB**

**Basement (Below Grade)** Exterior Area 737.81 sq ft  
Interior Area 712.90 sq ft



0 3 6 ft

PREPARED: 2024/09/24

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.

**90 Seton Grove SE, Calgary, AB**

**Main Floor** Exterior Area 874.00 sq ft  
Interior Area 739.58 sq ft



0 6 12 ft

PREPARED: 2024/09/24

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.

**90 Seton Grove SE, Calgary, AB**

**1st Floor** Exterior Area 951.74 sq ft  
Interior Area 873.08 sq ft



0 4 8 ft

PREPARED: 2024/09/24

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.