



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**275 SETON Road, Calgary T3M 3L7**

MLS®#: **A2163768**

Area: **Seton**

Listing Date: **09/07/24**

List Price: **\$877,777**

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: **3,186 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,242**  
Low Sqft:  
Ttl Sqft: **2,242**

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Access:

Lot Feat:  
Park Feat: **Level  
Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`2"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>15`9" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`11" x 22`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`7" x 12`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Second</b>	<b>8`4" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 12`2"</b>
<b>Family Room</b>	<b>Third</b>	<b>14`9" x 13`10"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>10`1" x 9`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111817**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this stunning west-backyard 4-level split MONROE BY TRICO HOMES in Seton! This beautiful property, with a finished basement, offers over 2900 SQFT living space. From the moment you step inside, you'll be captivated by the impressive entryway, setting the tone for the rest of this home. The main floor features a gorgeous kitchen with two-tone cabinets that reach the ceiling, glass doors, and puck lights. The gourmet kitchen is a chef's dream, with built-in appliances, and the quartz countertops have a luxurious waterfall design on both sides of the island. The spacious dining area accommodates a large table and leads to a lovely covered deck. The living room is a showstopper with a stylish fireplace, stone surround, maple mantle, and plenty of windows along the back wall, filling the space with natural light. The maple wooden railing is an eye-catching feature. The second floor includes two bedrooms, an upgraded full bath, and a separate laundry room, making it the perfect area for kids. The upper floor features a bonus room with a vaulted ceiling and the primary bedroom. The ensuite is stunning, with two sinks beneath a full-width mirror, a deep soaker tub, and a glass-encased shower with stylish full-height tile. The primary bedroom's extension along the rear wall serves as a serene sitting or reading area. With the secondary bedrooms one storey below, the primary bedroom is accompanied only by the bonus room on the top floor, providing a sense of exclusivity. A convenient half bath leads out to the double garage on the entry-level. There's plenty of closet space for storage. The fully developed lower level features a large rec room with pot lights and plumbing rough-in for a wet bar, office, and full bath, providing endless possibilities for customization. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE Words alone cannot do justice to this home's beauty. You must see it in person to truly appreciate all it offers. Fall in love with your new home in Seton! THIS IS THE ONE!**

Inclusions:  
Property Listed By:

**N/A**  
**Manor Real Estate Ltd.**

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