



THE
A-TEAM

**RE/MAX
FIRST**

11 SETON Gardens, Calgary T3M2Y5

MLS®#: **A2165027**

Area: **Seton**

Listing Date: **09/12/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,800**
Low Sqft:
Ttl Sqft: **1,800**

DOM

7

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	11`11" x 10`11"	4pc Ensuite bath	Second	9`5" x 4`6"
Bedroom	Second	12`11" x 8`11"	Bedroom	Second	9`11" x 9`7"
4pc Bathroom	Second	8`11" x 4`11"	Bonus Room	Second	10`6" x 10`2"
Laundry	Second	7`3" x 4`11"	Walk-In Closet	Second	9`5" x 4`11"
Kitchen	Main	12`8" x 10`6"	Living Room	Main	13`3" x 12`11"
Dining Room	Main	8`9" x 7`2"	2pc Bathroom	Main	5`5" x 4`8"

Foyer
Mud Room
Family Room
Bedroom

Main
Main
Basement
Basement

6`4" x 5`4"
4`1" x 3`6"
10`4" x 10`3"
10`4" x 9`0"

Office
Kitchen
Bedroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement
Basement
Basement

12`11" x 9`11"
10`4" x 8`2"
13`11" x 9`3"
8`3" x 5`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G
1812161

Remarks

Pub Rmks: **Welcome to your dream home in the desirable, family friendly community of Seton. This gorgeous corner lot home stands out with its thoughtful design and functionality while offering the option of a mortgage helper with the legal 2-bedroom basement suite. Upon entering, you'll be captivated by the open concept floor plan that seamlessly blends style and functionality. The spacious living areas are enhanced with beautiful personal touches that set this home apart from the standard builder options. With five generously sized bedrooms and three and a half bathrooms, this home provides ample space for a growing family. One of the standout features of this property is the legal, registered 2-bedroom suite with its own separate entrance. This versatile space is perfect for accommodating extended family, hosting guests, or generating rental income. Extensive sound proofing has been added adding to the overall comfort and functionality of both spaces. Step outside to your serene, fully fenced yard—a peaceful oasis perfect for relaxation and entertaining. Additionally, the double detached garage provides ample room for vehicles and extra storage. Convenience is a key highlight of this home's location. It offers quick access to Deerfoot for easy commuting, is close to the South Health Campus and is just minutes away from great schools, walking trails and a variety of shops and restaurants. This beautifully appointed home is the ideal combination of style, function, and location. Don't miss the chance to make it yours, book your private showing today!**

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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













