



THE
A-TEAM

**RE/MAX
FIRST**

52 SETON Rise, Calgary T3M 2V3

MLS®#: **A2166685**

Area: **Seton**

Listing Date: **09/17/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **2,200**

Low Sqft:

Ttl Sqft: **2,200**

Lot Information

Lot Sz Ar: **3,175 sqft**

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 22`0"	Dining Room	Main	12`6" x 9`0"
Kitchen	Main	12`6" x 13`0"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom - Primary	Second	12`0" x 14`3"
Office	Second	7`0" x 7`8"	Living Room	Second	15`8" x 11`9"
5pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	11`8" x 14`0"
Bedroom	Second	11`0" x 12`6"	Game Room	Basement	21`8" x 16`3"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810741

Zoning:
R-G

Remarks

Pub Rmks:

//-LUXURY LIVING MEETS ENERGY EFFICIENCY-// | 3 BED-3.5 BATH | 3,027 TOTAL SQFT | PRIVATE LOT BACKING ONTO GREEN SPACE | BUILDER UPGRADED | SOLAR PANELS | FINISHED BASEMENT | HEATED GARAGE | WELCOME to this exquisite home built by Cedarglen in the vibrant community of Seton. As you enter, the open foyer leads to a spacious area designed with 9-foot ceilings, triple-pane windows, premium wide plank engineered hardwood flooring, and an upgraded trim package. At the heart of this home is a stunning kitchen equipped with upgraded cabinetry, black stainless steel appliances—including a gas cooktop, wall oven, and microwave—quartz countertops and a large pantry. This area seamlessly flows into the spacious dining area, perfect for entertaining. The living room is expansive, featuring a beautiful wall with a fireplace and direct access to the outdoor living space, complete with a pergola and privacy shades. A convenient mudroom with built-in storage lockers and a 2-piece powder room complete the main floor. UPSTAIRS, you'll find a vaulted second-floor bonus room with an office nook, three bedrooms, and two full, including a large primary bedroom with a 5-piece ensuite and a massive walk-in closet. The convenience of an upstairs laundry room adds to the home's thoughtful layout. The basement is professionally developed and includes LVP flooring, a study/craft area, a recreation room with a wet bar, a full-size fridge, built-in millwork and storage, quartz countertops and in-ceiling SONOS speakers for the TV area. The basement also features increased ceiling height in the main area, with a larger window and a 4-piece bathroom. OUTSIDE, the low-maintenance backyard features stamped concrete, gas line for BBQ, an aluminum privacy screen, and overlooks a serene green space, making this one of the best lots in the community. A 12 panel 5.4 kW solar panel system adds to the already excellent energy efficiency. Additional amenities include on-demand hot water, Kinetico water softener, central air conditioning and an extended, electric heated garage that can be converted to a car charger station. All within walking distance to the amenities of Seton, including grocery stores, a movie theatre, restaurants, and just a 5-minute walk to the extensive future HOA facility and community amenities currently under construction. Enjoy the world's largest YMCA in the community as well. Book your showing today!

Inclusions:
Property Listed By:

N/A
2% Realty

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











