



THE
A-TEAM

**RE/MAX
FIRST**

189 SETON Villas, Calgary T3M 3M2

MLS®#: **A2167088** Area: **Seton** Listing Date: **09/19/24** List Price: **\$674,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,818**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,690 sqft** Ttl Sqft: **1,818**
 Lot Shape:

DOM

-0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`3"	Entrance	Main	5`6" x 5`1"
Office	Main	7`7" x 11`11"	Kitchen	Main	16`6" x 11`3"
Dining Room	Main	10`8" x 7`1"	Living Room	Main	13`11" x 13`11"
Bedroom - Primary	Second	11`11" x 13`6"	4pc Ensuite bath	Second	10`5" x 4`11"
Bonus Room	Second	12`6" x 13`7"	4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	12`9" x 9`3"	Bedroom	Second	11`6" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111817

Zoning:
R-G

Remarks

Pub Rmks:

Open House Sep 22nd (Sunday) 1-3 pm. Brand-new home with side entrance and lots of upgrades. 9' ceiling main floor. When you step in you are greeted natural lighting fills beautiful home. An incredible office/den area is off to one side with big windows. Follow the gorgeous wide plank hardwood laminate into the open kitchen and dining space. You will enjoy professional designer tones and thoughtful open layout that blends into the living room. The kitchen features a large flush top quartz island. Full height cabinets with elegant rise and crown. Chimney style hood fan with full tile backsplash. Enjoy seamless family dining at the island, or into the bright dining room space where entertaining and gatherings blend perfectly. Bright and spacious open living area with 2 big windows. A discreet 1/2 bath is tucked around the corner of stairs. It features window as well. You'll discover two bedrooms and a 4-piece bathroom upstairs. The primary bedroom serves as a tranquil retreat, featuring ample space for furniture, a walk-in closet, and another oversized window that enhances the room's charm. 9' ceiling basement with side entrance. you can easily develop it to a rental unit. Because seller ordered extra laundry, kitchen and bathroom rough in when they built. Enjoy the convenience of concrete pad in the rear and a beautifully landscaped front yard. A park/playground and several amenities are within walking distance. The South Health Campus Hospital, the largest YMCA in the world. A few minutes drive to schools. This home comes with the reassurance of a builder's warranty. Don't miss out on this beautiful incredible home!

Inclusions:
Property Listed By:

N/A
Grand Realty

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









