



THE
A-TEAM

**RE/MAX
FIRST**

120 SETON Villas, Calgary T3M 3L9

MLS®#: **A2174652** Area: **Seton** Listing Date: **10/24/24** List Price: **\$858,888**
 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: **4,230 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,884**
 Low Sqft:
 Ttl Sqft: **1,884**

DOM

28
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Range,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`5" x 7`10"	4pc Bathroom	Second	6`11" x 8`8"
4pc Ensuite bath	Second	9`5" x 9`10"	4pc Bathroom	Basement	5`2" x 7`11"
Bedroom - Primary	Second	10`11" x 12`0"	Bedroom	Second	9`10" x 10`5"
Bedroom	Second	9`10" x 13`1"	Bedroom	Second	9`9" x 10`8"
Bedroom	Basement	9`1" x 9`10"	Bedroom	Basement	9`5" x 14`0"
Bedroom	Main	9`11" x 13`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111817

Remarks

Pub Rmks: **Discover everything you need and more in this stunning corner lot home! Featuring an open layout and spacious floor plan, this property boasts a magnificent kitchen with upgraded stainless steel and built-in appliances. The main floor includes a full bedroom and a 4-piece bathroom, perfect for future generational living. Upstairs, you'll find four generous bedrooms, including a primary suite with an en-suite bathroom and walk-in closet, a main bathroom, and a convenient laundry room. The legally suited basement offers two additional bedrooms and ample space for another family. Located in the vibrant community of Seton, this home is surrounded by an abundance of amenities. Come see it today and experience the best of Seton living!**

Inclusions: **Basement appliances - Microwave Hood Fan, Refrigerator, Electric Stove, Dishwasher, Washer & Dryer**

Property Listed By: **First Place Realty**

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







