

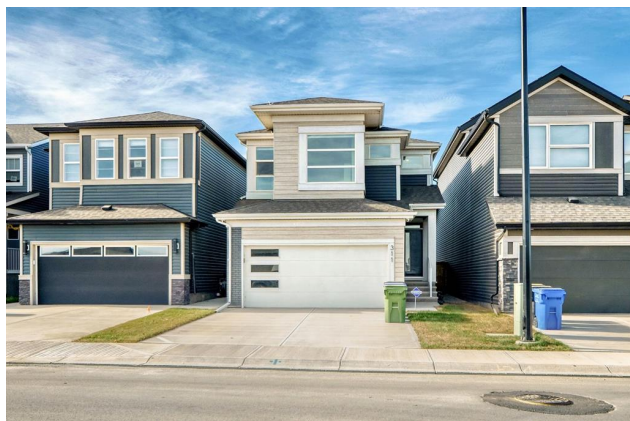


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 SETON Road, Calgary T3M 3L6**

MLS®#: **A2174819**      Area: **Seton**      Listing Date: **10/23/24**      List Price: **\$799,900**  
 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: **3,175 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,283**  
 Low Sqft:  
 Ttl Sqft: **2,283**

DOM

**41**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Double Vanity, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`10" x 13`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`4" x 7`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 13`5"</b>	<b>Office</b>	<b>Main</b>	<b>7`4" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`7" x 9`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`1" x 7`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 13`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`3"</b>	<b>Laundry</b>	<b>Upper</b>	
<b>Bonus Room</b>	<b>Upper</b>	<b>13`2" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 12`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`1" x 17`8"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`8" x 5`1"</b>

Walk-In Closet

Upper

5`1" x 9`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2111817

Zoning:

R-G

Remarks

Pub Rmks:

**This stunning 2283.3 sq ft Jayman Built home blends comfort and style, offering an array of impressive features. With 3 bedrooms, a bonus room, den, and 2.5 bathrooms, it provides all the modern conveniences you desire. The main floor boasts a spacious open-concept living and dining area, ideal for hosting family and friends. The kitchen features sleek flat-front cabinets, stainless steel appliances, and a central island with elegant quartz countertops that marry practicality with style. Upstairs, the primary bedroom is a bright, south-facing retreat with large windows that flood the space with natural light. The luxurious ensuite is a showstopper, with dual vanities, a deep soaker tub surrounded by beautiful tile, and his-and-her walk-in closets for optimal organization. Two additional generously sized bedrooms, a 4-piece bathroom, and a large bonus room make for perfect family living. An upper-level laundry room adds to the convenience. The unfinished basement is ready for your personal touch. Outside, the private backyard includes a deck and gas BBQ hookup, perfect for outdoor gatherings. The double attached garage with epoxy-coated flooring not only looks great but is also easy to maintain. Other upgrades include triple-pane windows, 10mm glass in the ensuite shower, a fenced and landscaped yard with a newly built deck and stairs, and 6 solar panels with the option to add more. Smart features like Wi-Fi switches, a 240-amp circuit for EV charging, a recessed wall for a 65" TV, and enhanced master bath finishes add a touch of sustainability and luxury. The upper level features upgraded underlay and hypoallergenic carpet, while an Ecobee smart thermostat keeps your climate in check. Don't miss the hidden walk-in pantry off the kitchen! Additionally, the home includes a Lifebreath Heat Recovery Ventilation (HRV) system and an on-demand tankless water heater, enhancing its efficiency. Located in the desirable community of Seton, with parks, schools, shopping, and major transportation routes nearby, this home is a must-see. Schedule your viewing today to discover the endless possibilities and exceptional upgrades this residence offers.**

Inclusions:

Property Listed By:

none

RE/MAX Real Estate (Central)

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











