



THE
A-TEAM

**RE/MAX
FIRST**

183 SETON Heath, Calgary T3M 3G3

MLS®#: **A2175350** Area: **Seton** Listing Date: **10/25/24** List Price: **\$624,900**
 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: **2,744 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,284**
 Low Sqft:
 Ttl Sqft: **1,284**

DOM

88
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,Open Floorplan,Pantry,Track Lighting,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	19`10" x 14`3"	Kitchen	Main	11`8" x 9`1"
Bedroom	Upper	9`10" x 8`11"	Bedroom	Upper	9`7" x 8`7"
Bedroom - Primary	Upper	12`10" x 10`10"	2pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	
Family Room	Basement	13`10" x 9`11"	Bedroom	Basement	9`10" x 8`1"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1912455

R-G

Remarks

Pub Rmks:

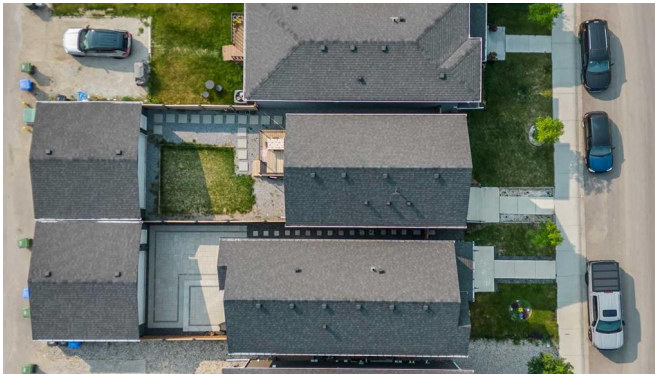
*** FULLY FINISHED * QUICK POSSESSION READY * 2-CAR GARAGE * Welcome to this stunning home on a quiet street with a detached garage! This home boasts style and is a "family-approved" design. A popular open floor plan with 1885 SF of living space, a double detached garage with a secondary overhead garage door opening into the yard, a front covered porch, large windows, and numerous architectural details allow tons of natural light. You will love the large chef's kitchen with a dramatic peninsula island, quartz countertop, upgraded stainless steel appliances, recessed lighting, subway tile backsplash, and a large dining nook. The Kitchen boasts tons of shaker wood-style cabinetry in stylish white and grey finishes, a window sink overlooks the backyard, and ample eating bar space for your entertaining needs. Upstairs, you will be greeted with 3 bedrooms - The good-sized primary bedroom has its own ensuite and walk-in closet. The basement is finished with an additional bedroom, a full bath, and a large family room. Other upgrades include 9' ceilings, an oversized 24'x20' professionally built 2-car garage, a large rear wood deck, LVP floors, a rear mud room, a concrete front walkway & much more! Check out Seton's community features. Live in the heart of south Calgary, Seton is a master-planned community designed to be a new urban hub. The South Health Campus, Calgary Public Library, restaurants, shops, and even a skatepark make it a destination for people living in south Calgary. The Homeowners Association (HOA) will feature a splash park, hockey rink, gardens, and more. It will host events and programming for Seton residents. Call your friendly REALTOR(R) to book a viewing!**

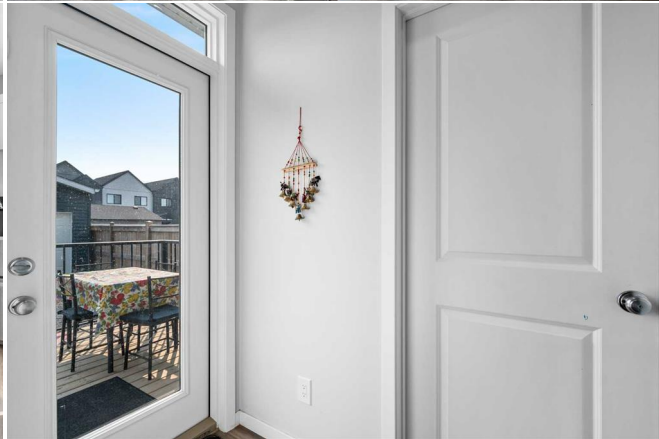
Inclusions:

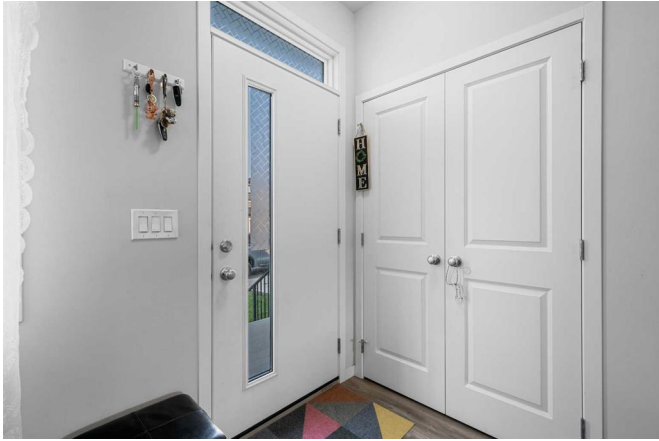
Property Listed By:

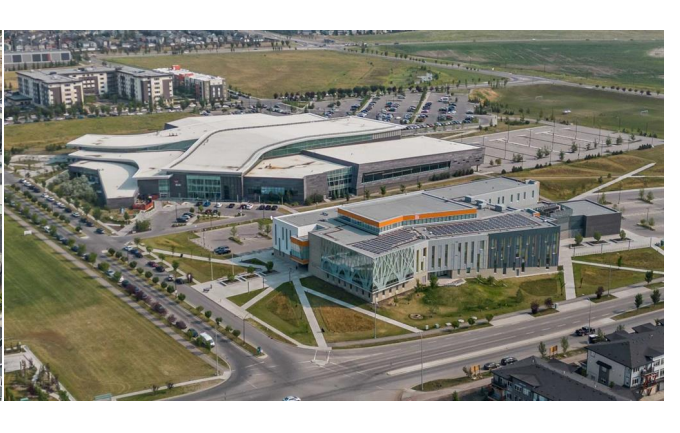
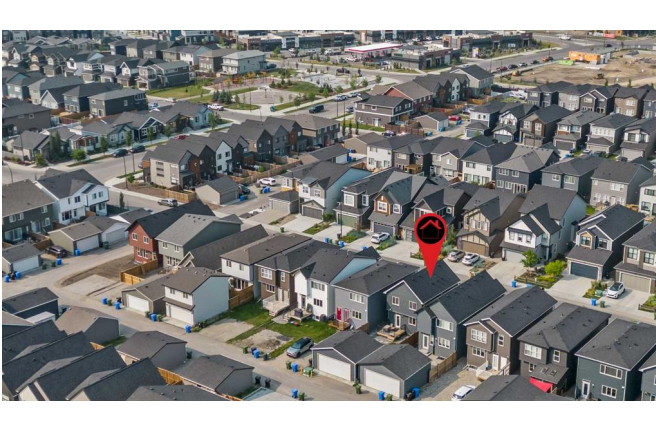
**Rods/Blinds
Jayman Realty Inc.**

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











183 SETON HEATH SE

REGISTRATION NUMBER: 20240075
 MAIN LEVEL (AG) - 601.87 Sq. Ft. / 55.89 m²
 UPPER LEVEL (AG) - 882.46 Sq. Ft. / 83.40 m²
 TOTAL ABOVE GRADE FLOOR SIZE - 1284.33 Sq. Ft. / 119.29 m²
 BASEMENT DEVELOPED AREA (BG) - 457.63 Sq. Ft. / 42.53 m²
 BASEMENT UNDEVELOPED AREA (BG) - 143.84 Sq. Ft. / 13.36 m²
 TOTAL AG/BG AREA - 1885.80 Sq. Ft. / 175.16 m²

