



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SETON Road, Calgary T3M 3E8**

MLS® #: **A2176070**

Area: **Seton**

Listing Date: **11/06/24**

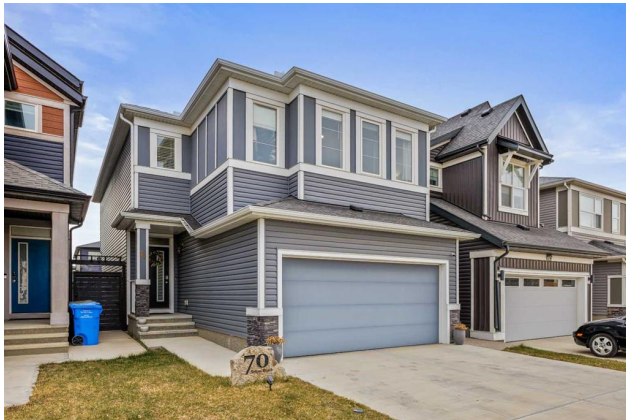
List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**  
Lot Information  
Lot Sz Ar: **3,605 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,113**  
Low Sqft:  
Ttl Sqft: **2,113**

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 12`10"
Dining Room	Main	11`6" x 10`0"
Mud Room	Main	6`6" x 5`11"
Bonus Room	Second	16`1" x 12`10"
Walk-In Closet	Second	11`7" x 4`8"
Bedroom	Second	12`0" x 9`10"
Laundry	Second	7`11" x 5`2"

Room	Level	Dimensions
Kitchen	Main	11`6" x 10`0"
Foyer	Main	9`8" x 5`5"
2pc Bathroom	Main	5`1" x 4`11"
Bedroom - Primary	Second	15`11" x 12`10"
5pc Ensuite bath	Second	13`6" x 10`2"
Bedroom	Second	12`7" x 10`6"
4pc Bathroom	Second	8`9" x 4`11"

Kitchen  
Bedroom  
Laundry  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

12`0" x 9`7"  
11`8" x 10`3"  
5`3" x 2`11"  
9`9" x 8`8"

Living/Dining Room Combination  
Den  
4pc Bathroom

Basement  
Basement  
Basement

14`6" x 8`5"  
12`7" x 9`0"  
7`10" x 4`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1912455**

Remarks

Pub Rmks:

**Welcome to 70 Seton Road SE - a beautifully crafted, custom-built residence featuring a LEGAL BASEMENT SUITE and a prime location in the thriving Seton community. Built with both luxury and practicality in mind, this property is move-in ready, complete with elegant stainless steel appliances, large windows that flood the main floor with natural light, and premium finishes throughout. The main level presents a seamless layout with the kitchen, dining, and living areas, creating an inviting, open space ideal for both relaxation and entertaining. The gourmet kitchen, equipped with quartz countertops, a spacious island, and stainless steel appliances, opens directly to the dining area, where patio doors lead you to a fully landscaped backyard. This well-designed outdoor space enhances your living experience, offering a perfect setting for family gatherings or quiet evenings. On the upper level, you'll find a bright bonus room, three spacious bedrooms, and a conveniently placed laundry room. The primary suite serves as a private retreat, complete with a luxurious five-piece ensuite featuring dual vanities, a soaking tub, and a separate shower. The legal basement suite, with its own kitchen, living area, bedroom, and laundry, provides an excellent opportunity for rental income or flexible multi-generational living. Seton offers a range of amenities designed to enhance lifestyle and foster a strong sense of community. The Seton Homeowners Association (HOA) features a planned private recreation centre and park, where residents can enjoy exclusive amenities, such as a splash park, hockey rink, playgrounds, and community gardens. The HOA also hosts various events and activities throughout the year, making it a vibrant gathering space for Seton residents. Living at 70 Seton Road means you're within walking distance to a variety of local conveniences, including the Cineplex, Superstore, South Health Campus, and nearby hotels. For commuting, quick access to major routes like Stoney Trail and Deerfoot Trail simplifies travel across Calgary. This exceptional home in one of Calgary's most dynamic communities is ideal for those seeking a blend of elegance, functionality, and a thriving neighbourhood. Don't miss the opportunity to make 70 Seton Road SE your own—schedule your viewing today! \*\*Basement suite was previously rented out for \$1700 a month\*\*  
Washer X 2, Dryer X 2, Hood Fan X 2, Microwave X 2, Refrigerator X 2, Stove X 2, Dishwasher X 2, Blinds, TV Mount  
**Real Broker****

Inclusions:  
Property Listed By:

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













