



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 SETON Villas, Calgary T3M 3K1**

MLS® #: **A2176838**

Area: **Seton**

Listing Date: **11/01/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,275**

Low Sqft:

Ttl Sqft: **2,275**

DOM

**19**

Layout

Beds: **7 (5 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,918 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Standard Shaped Lot,Rectangular Lot**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	14`2" x 16`0"
2pc Bathroom	Main	4`11" x 5`7"
Living Room	Main	14`2" x 14`8"
Pantry	Main	5`4" x 7`9"
5pc Ensuite bath	Upper	10`11" x 10`10"
Laundry	Upper	9`6" x 6`5"
Bedroom	Upper	10`11" x 9`11"
Bedroom	Upper	3`10" x 10`0"
Furnace/Utility Room	Basement	14`4" x 7`3"
Bedroom	Basement	11`10" x 14`8"
Bedroom	Basement	12`2" x 9`10"

Room	Level	Dimensions
Bedroom	Main	10`7" x 9`8"
Dining Room	Main	13`10" x 7`4"
Kitchen	Main	10`11" x 14`8"
Bedroom - Primary	Upper	13`10" x 12`7"
Walk-In Closet	Upper	10`11" x 5`3"
Bonus Room	Upper	25`1" x 12`11"
5pc Bathroom	Upper	9`3" x 17`2"
Bedroom	Upper	9`6" x 15`1"
Living/Dining Room Combination	Basement	12`2" x 26`6"
4pc Bathroom	Basement	8`4" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2011914**

Zoning:  
**R-G**

Remarks

Pub Rmks: **LIVE UP RENT DOWN!! This home has 4 BEDROOMS Upstairs with a Builder finished FULL 2 BEDROOM LEGAL SUITE in the Basement. With over 3000 SQFT of Exquisitely Developed Living space, this one year old Home is sure to Impress. Luxurious Vinyl Plank Flooring is found throughout the main floor from the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the OFFICE/DEN. QUARTZ countertops, Stainless Steel Appliances, FULL CEILING HEIGHT Cabinetry with Crown Molding and a Huge Pantry complete the Gourmet Kitchen. There is also a GAS LINE Roughed in for a Gas Range Stove. A Spacious Dining Room and Living Room with a 9 FOOT Tile Surround Electric Fireplace are great for Relaxing or Entertaining in. A large Vinyl deck with newly done grass and fence completes the backyard. Open Iron Spindle Railings guide you up the stairs to the Bonus Room that Separates the Kids Rooms from the Parents Master Bedroom. There is a Shared 5 Piece Bathroom containing Dual Undermount sinks and Quartz Countertops, as well as a separate door to the Shower and Toilet area. The Master/Primary Bedroom is Gigantic and has a spacious WALK-IN Closet with Pocket Door connected to the 5 Piece Bathroom with Deep Soaker Tub, Fully Tiled Stand Up Shower with gorgeous Glass Surround. Heading Downstairs to the 2 BEDROOM LEGAL SUITE you'll continue to see Beautiful Finishes like S/S Appliances, and luxurious vinyl plank covering the Open Kitchen, Dining and Living Room. Oversized Windows allow more Natural Light to brighten every nook and cranny. The 9 Foot Ceilings make every Room feel much Larger you won't even Realize you're on the Lower Level. SEPARATE STACKABLE LAUNDRY can be found in the Closet under the Stairs and a Separate Furnace and Hot Water Tank heat the Legal Suite. The top 2 Floors get their Own HOT WATER ON DEMAND and Furnace. EXTRA INSULATION AND SOUND PROOFING between the Basement and Main Floor will help minimize Noise! A SOLID CORE DOOR with Deadbolt divides the Basement Legal Suite with it's Own PRIVATE ENTRANCE! A DEEP WEST FACING BACKYARD and Oversized Double Attached Garage completes this home! A Park/Playground and several Amenities within Walking Distance. The South Health Campus Hospital , the largest YMCA in the world, and a variety of shopping and schools are only a few minutes drive away. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't want to miss this opportunity! Book your showings to view this gem today!**

Inclusions: **Basement Kitchen Appliances : Electric Stove, Microwave Hood Fan, Dishwasher, Fridge. Basement Washer & Dryer**

Property Listed By: **MaxWell Capital Realty**

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



















