

## 48 SETON Rise, Calgary T3M 2V3

11/07/24 MLS®#: A2177478 Area: Seton Listing List Price: **\$868,000** 

Status: **Active** +\$68k, 27-Nov County: Calgary Change: Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached

City/Town: Year Built: 2018 Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

3,175 sqft Ttl Sqft: 2,181

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

76

Ttl Park: 4 2 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey

Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot

2,181

**Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Lighting, Private Yard Construction:

Composite Siding, Stone, Vinyl Siding, Wood

Frame Flooring:

Carpet, Laminate, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings

Int Feat: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-

In Closet(s)

**Utilities:** 

Room Information

Room Level **Dimensions** Room <u>Level</u> **Dimensions Dining Room** 9`9" x 7`9" 2pc Bathroom Main 7`7" x 2`10" Main Kitchen Main 9'8" x 13'3" **Living Room** Main 13`3" x 21`0" **Mud Room** Main 7`2" x 8`3" 4pc Bathroom Upper 6`11" x 11`0" 10`8" x 11`4" 11`0" x 12`6" 4pc Ensuite bath Upper **Bedroom** Upper **Bedroom** Upper 11`8" x 14`0" **Bonus Room** Upper 15`9" x 15`5" 8'2" x 6'6" Upper Office Upper 6`11" x 7`1" Laundry **Bedroom - Primary** Upper 12`0" x 13`3" Walk-In Closet Upper 10`8" x 9`11" 3pc Bathroom Basement 7`7" x 8`10" **Bedroom Basement** 10`0" x 11`4" **Basement** 13`10" x 20`9" Furnace/Utility Room 7`7" x 10`7" Family Room **Basement** Legal/Tax/Financial

Title: Zoning:

Legal Desc: **1810741** 

Remarks

Pub Rmks:

**Fee Simple** 

Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home is move in ready with a pride of ownership, lots of builder upgrades and backs onto a green space. Start your day in the open layout kitchen with a large quartz kitchen island, extra storage space, a large pantry and quartz countertops to keep you clean and organized. The large triple pane windows, 9ft ceilings and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (built by original builder) and brand new pergola for all of your BBQ's and outdoor activities. The dining room and living room area gives you lots of functional space for entertaining guests or having all of the family in one spot without feeling cramped. The main floor foyer and hall is sizeable for busy families with a 1/2 bath next to the mudroom that leads to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The sunny primary bedroom is spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep you organized and tidy. The lower level was developed by the builder with 9ft ceilings and a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C installed in 2022, Tankless Hot Water system, all windows are triple pane plus 13 solar panels (6KW) were installed in 2023 for reduced utilities and cash back on your energy bills. The garage door control and the home thermostat are smart systems! This location is a short walk to the Seton YMCA, movie theatres, restaurants and grocery stores with the South Health Campus c

Inclusions: Solar Panels, White bookshelf in basement , Security Cameras (excluding recorder), Google Nest Doorbell

R-G

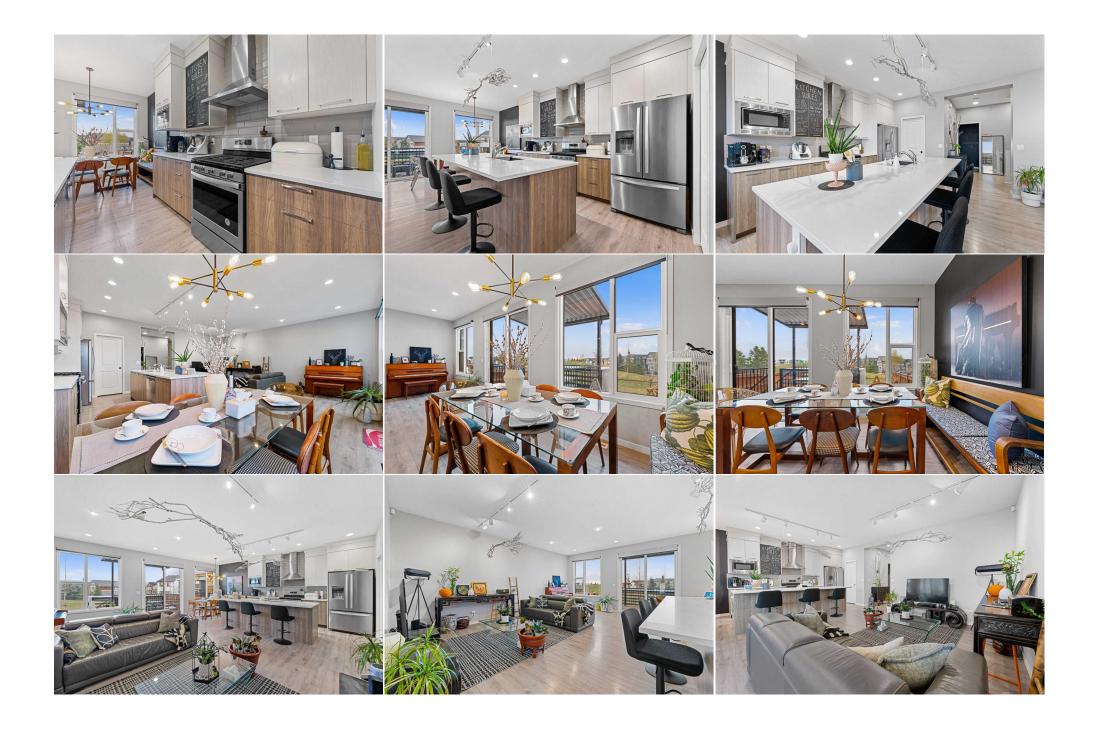
Property Listed By: **eXp Realty** 

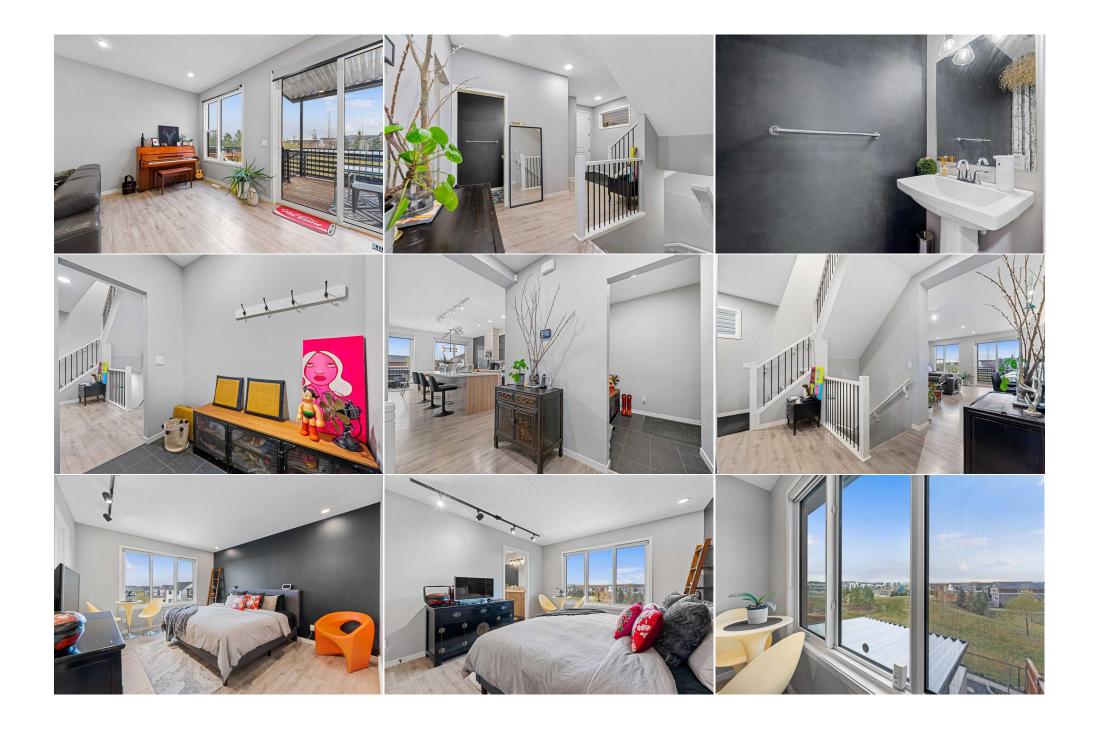
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



























48 Seton Rise SE, Calgary, AB
2nd Floor Exterior Area 1348.76 sq ft



0 4 8 ft PREPARED 2004/1065

48 Seton Rise SE, Calgary, AB

Main Floor Exterior Area 833,20 sq ft



0 5 10 PREPARED 20041165



White regions are excluded from total foor area in IGUDE foor plans. All room dimensions and foor areas must be considered approximate and are subject to independent verification.