



THE
A-TEAM

**RE/MAX
FIRST**

48 SETON Rise, Calgary T3M 2V3

MLS®#: **A2177478**

Area: **Seton**

Listing Date: **11/07/24**

List Price: **\$868,000**

Status: **Active**

County: **Calgary**

Change: **+\$68k, 27-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,175 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**

Low Sqft:

Ttl Sqft: **2,181**

DOM

44

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Low Maintenance Landscape,Rectangular Lot
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	Level	Dimensions
2pc Bathroom	Main	7`7" x 2`10"	Dining Room	Main	9`9" x 7`9"
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"
4pc Ensuite bath	Upper	10`8" x 11`4"	Bedroom	Upper	11`0" x 12`6"
Bedroom	Upper	11`8" x 14`0"	Bonus Room	Upper	15`9" x 15`5"
Laundry	Upper	8`2" x 6`6"	Office	Upper	6`11" x 7`1"
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"
Family Room	Basement	13`10" x 20`9"	Furnace/Utility Room	Basement	7`7" x 10`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1810741**

Zoning: **R-G**

Remarks

Pub Rmks: **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 close as well. Call a realtor today to view this amazing home before it's gone.**

Inclusions: **Solar Panels, White bookshelf in basement , Security Cameras (excluding recorder), Google Nest Doorbell**
 Property Listed By: **eXp Realty**

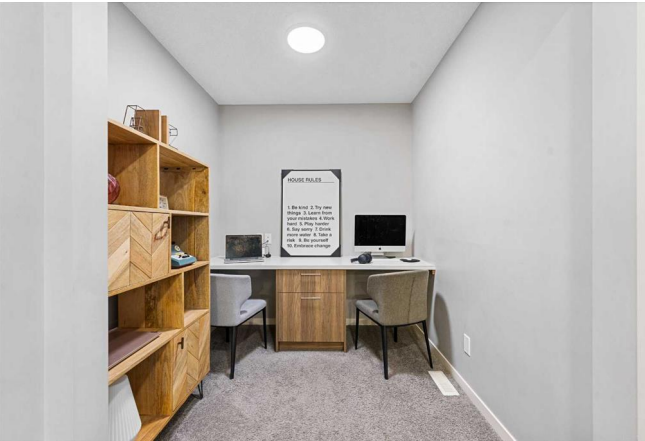
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













48 Seton Rise SE, Calgary, AB

2nd Floor Exterior Area 1348.76 sq ft
Excluded Area 11.55 sq ft



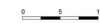
PREPARED: 20241105



While regions are excluded from total floor area in OUCB floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

48 Seton Rise SE, Calgary, AB

Main Floor Exterior Area 532.29 sq ft
Excluded Area 404.96 sq ft



PREPARED: 20241105



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48 Seton Rise SE, Calgary, AB

Basement (Below Grade) Exterior Area 758.56 sq ft



PREPARED: 2024/1/16



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.