

596 SETON Circle, Calgary T3M 3Y5

A2178336 11/08/24 MLS®#: Area: Seton Listing List Price: **\$484,010**

Status: **Active** None Association: Fort McMurray County: Calgary Change:

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2025 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: 1,317

<u>Parking</u>

1,317

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park:

Garage Sz:

3 (3)

1 1

2.5 (2 1)

3 Storey

43

Access:

Lot Feat: Other

Park Feat: **Single Garage Attached**

Utilities and Features

Flooring:

Carpet, Vinyl

Water Source:

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** Concrete, Wood Frame

Sewer:

Balcony

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) Int Feat:

Utilities:

Ext Feat:

Room Information

Room Level Dimensions Room Level **Dimensions** Living/Dining Room CombinationMain 16`3" x 11`2" **Bedroom - Primary** Upper 12`11" x 9`6" **Bedroom** Upper 10'9" x 9'0" **Bedroom** Upper 10`9" x 9`0" 2pc Bathroom Main 5`3" x 5`2" Kitchen Main 12`5" x 10`9" 8'6" x 5'1" 8'4" x 5'0" 3pc Ensuite bath Upper 3pc Bathroom Upper

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$229 Fee Simple DC

Fee Freq:

Legal Desc: **2411085;E**

Remarks

Pub Rmks:

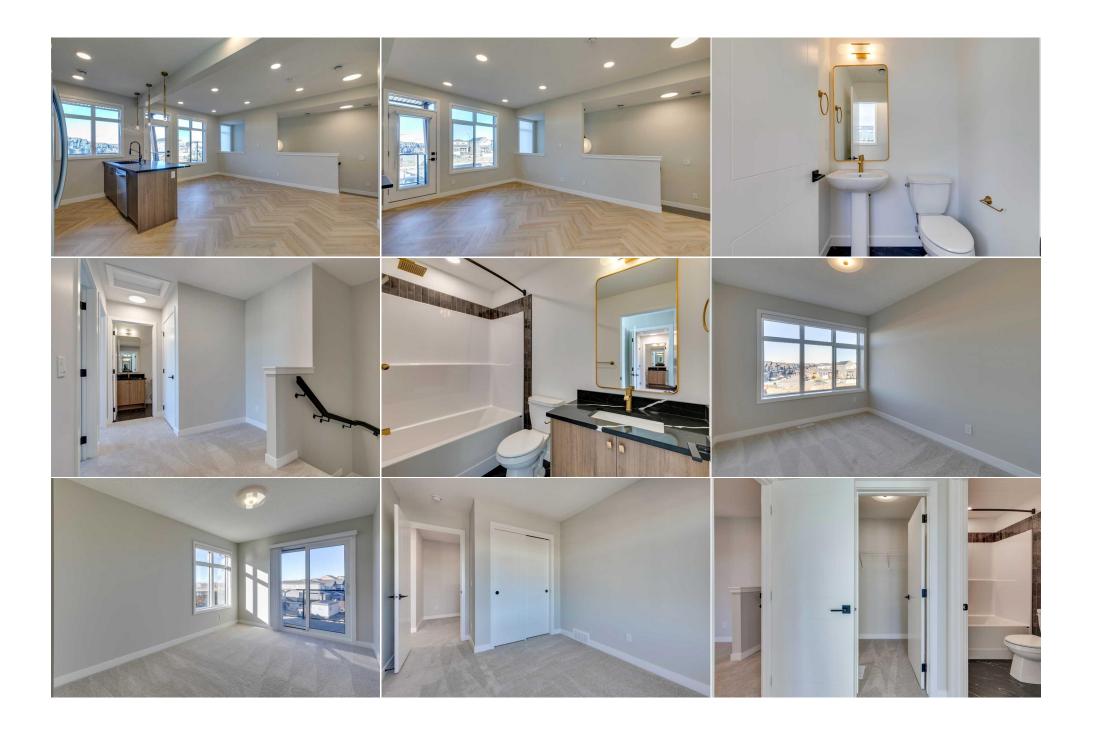
Welcome to the Fen by Rohit Homes! This beautifully designed 1,317 sq. ft. townhome in the heart of Seton, Calgary's most vibrant and award-winning community, is an exceptional opportunity for modern living with an added touch of elegance and tranquility. Featuring 3 spacious bedrooms, 2.5 baths, and a single attached garage, this townhome offers the ideal layout for families, professionals, and anyone seeking a blend of style and convenience. The interiors have been beautifully designed by award-winning designer Louis Duncan-He, with his signature blend of sophistication and warmth. Step inside to experience the Ethereal Zen design package—a curated mix of serene tonal and textural layers that feel natural and organic. This artisan-inspired interior exudes calm, inviting you to unwind in a truly peaceful sanctuary. Custom lighting and designer mirrors throughout add touches of luxury and harmony. The main floor showcases a sleek kitchen with premium finishes, flowing into a bright dining and living area that leads to a private balcony, perfect for enjoying morning coffee or evening sunsets. Upstairs, the spacious primary suite includes a walk-in closet, a spa-like ensuite, and a second private balcony for your own retreat. Two additional bedrooms, a full bath, and a convenient stacked laundry complete this upper level, adding function and comfort for family or guests. Living in Seton means access to unbeatable amenities, all within walking distance. Known as "The Heart of the South," Seton's 365-acre Urban District includes top-tier dining, retail, a hotel, and the South Health Campus. The community is also home to the world's largest YMCA, featuring ice rinks, pools, a full fitness center, and a public library. Education is a priority here, with a high school in the community and four more schools planned. Don't miss your chance to own a piece of Calgary's Community of the Year! Contact us today to schedule your private tour and discover why the Fen by Rohit Homes in Seton is the perfect place to call home.

Inclusions: N/A

Property Listed By: **eXp Realty**

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





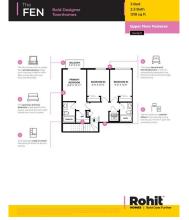














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