



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20899 SETON Way, Calgary T3M3Y8**

MLS®#: **A2184179**      Area: **Seton**      Listing Date: **12/23/24**      List Price: **\$496,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,605 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,252**  
 Low Sqft:  
 Ttl Sqft: **1,252**

DOM

**103**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat: **Level  
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**  
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>14`0" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 10`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`4" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 10`6"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$226

**Fee Simple**

**R-G**

Fee Freq:

**Monthly**

Legal Desc: **2411870;**

Remarks

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Pub Rmks: **Welcome to Colours of Seton, showcasing the "Violet" townhome by Trico Homes! This thoughtfully designed residence offers 2 bedrooms, 2.5 bathrooms, and over 1,185 Sq Ft of living space. On the entry level, you'll find a tandem attached garage, along with an extra parking pad. Inside, the main floor features dual decks, a spacious open floor plan with 9-foot ceilings, a modern kitchen with quartz countertops and stainless-steel appliances, perfect for hosting gatherings. Upstairs, retreat to the owner's bedroom with a large walk-in closet and private 4-piece ensuite, accompanied by a secondary bedroom with its own bath and walk-in closet. Stacked laundry on the upper floor provides convenience. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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

