



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

30
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level**
 Park Feat: **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
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Great Room	Main	14`0" x 10`2"
Dining Room	Main	11`10" x 10`4"	Kitchen	Main	14`6" x 8`8"
Bedroom - Primary	Upper	10`4" x 11`0"	Bedroom	Upper	10`6" x 10`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$226

Fee Simple

R-G

Fee Freq:

Monthly

Legal Desc: **2411870;4**

Remarks

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**

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

