



THE
A-TEAM

**RE/MAX
FIRST**

968 SETON Circle, Calgary T3M2V2

MLS®#: **A2185015** Area: **Seton** Listing Date: **01/02/25** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,301 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,555**
 Low Sqft:
 Ttl Sqft: **1,555**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Instant Hot Water,Tankless Water Heater,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|---------------|
| Entrance | Main | 22`4" x 16`9" | 2pc Bathroom | Main | 25`3" x 9`6" |
| Mud Room | Main | 29`10" x 15`1" | Kitchen | Main | 44`7" x 36`5" |
| Dining Room | Main | 40`0" x 25`3" | Living Room | Main | 33`2" x 44`0" |
| Pantry | Main | 11`2" x 7`7" | Bedroom | Upper | 36`9" x 26`7" |
| Bedroom | Upper | 44`7" x 32`2" | 4pc Bathroom | Upper | 32`2" x 13`6" |
| Laundry | Upper | 20`0" x 10`10" | Bedroom - Primary | Upper | 46`7" x 35`1" |
| Walk-In Closet | Upper | 23`0" x 26`7" | 4pc Ensuite bath | Upper | 33`6" x 23`4" |

**Game Room
Den**

**Basement
Basement**

**41`8" x 44`11"
30`10" x 17`1"**

**Bedroom
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**32`10" x 32`10"
34`9" x 13`6"**

Title:
Fee Simple
Legal Desc:

1810741

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this exquisite 2-storey home, perfectly located in the vibrant and ever-growing community of Seton. Boasting 1,555.4 sq. ft. of beautifully designed main living space, plus an additional 548.3 sq. ft. in the fully finished basement, this home offers an impressive total of 2,103.7 sq. ft. of modern comfort. Featuring 3+1 bedrooms, 3.5 bathrooms, a single attached garage, and a meticulously finished basement, this property truly has it all. Step inside and be welcomed by an open-concept main floor that combines style and functionality. The inviting living room flows seamlessly into the dining area and a chef's kitchen designed to impress. With sleek granite countertops, stainless steel appliances, a large pantry, and ample counter and cabinet space, this kitchen is both practical and elegant. The dining area, complete with patio doors leading to a spacious deck, is perfect for hosting or enjoying indoor-outdoor living. A convenient 2-piece bath completes this level. Upstairs, privacy and comfort take center stage. The luxurious primary suite offers a serene retreat with a walk-in closet and a private 3-piece ensuite featuring a stand-up shower. Two additional bedrooms are situated on the opposite side of the upper level, ensuring separation and tranquility. A full 4-piece bath and a conveniently located laundry room round out this thoughtfully designed floor. The fully finished basement is a true highlight, offering endless possibilities. The spacious recreation room is perfect for movie nights, game days, or family gatherings. Additionally, the basement features a fourth bedroom, a 4-piece bath, and ample storage space. This versatile area is ideal for guests, extended family, or even rental potential. Seton is more than a neighborhood; it's a lifestyle. Enjoy the convenience of nearby amenities, including the South Health Campus, a variety of shops, restaurants, recreation facilities, parks, and walking trails. With easy access to Deerfoot and Stoney Trails, commuting is a breeze, while the abundance of family-friendly amenities enhances everyday living. This home is not just a property—it's a perfect blend of style, comfort, and convenience. Don't miss your opportunity to make it yours!

Inclusions:
Property Listed By:

**N/A
URBAN-REALTY.ca**

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













