



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 SETON Gardens, Calgary T3M 3Y8**

MLS®#: **A2186369**      Area: **Seton**      Listing Date: **01/08/25**      List Price: **\$740,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **4,014 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,016**  
 Low Sqft:  
 Ttl Sqft: **2,016**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,No Neighbours Behind,Reverse Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

| Room             | Level | Dimensions     | Room              | Level | Dimensions    |
|------------------|-------|----------------|-------------------|-------|---------------|
| Mud Room         | Main  | 9`10" x 5`3"   | 2pc Bathroom      | Main  |               |
| Living Room      | Main  | 13`8" x 10`0"  | Dining Room       | Main  | 9`5" x 12`11" |
| Kitchen          | Main  | 13`9" x 12`11" | Pantry            | Main  | 4`8" x 5`3"   |
| Bedroom          | Upper | 10`0" x 9`0"   | Bedroom           | Upper | 12`8" x 9`1"  |
| 4pc Bathroom     | Upper |                | Bonus Room        | Upper | 12`8" x 12`8" |
| Laundry          | Upper | 0`0" x 0`0"    | Bedroom - Primary | Upper | 14`8" x 12`4" |
| 5pc Ensuite bath | Upper |                |                   |       |               |

Title: **Fee Simple**  
 Legal Desc: **1812161**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant community of Seton, where sophistication meets comfort. This beautiful two-storey residence is perfectly situated on a traditional corner lot, offering serene views of the adjacent greenspace and park. As you enter, you're greeted by a spacious main floor featuring soaring 9ft ceilings and stylish vinyl plank flooring throughout. The open-concept layout is perfect for modern living, highlighted by a breathtaking kitchen that boasts quartz countertops, stainless steel appliances, and elegant white cabinetry. The convenient walk-through pantry includes an extra prep area, making meal prep a breeze, while the island with a flush eating bar invites casual dining and gatherings. The expansive living and dining rooms are designed for entertaining, featuring raised ceilings and direct access to your future backyard oasis, which backs onto a picturesque greenspace park. Deck materials are already purchased, just waiting for your personal touch to create the ideal outdoor retreat. Ascend to the upper floor, where you'll find a luxurious primary bedroom with stunning park views. The 5-piece ensuite is a true sanctuary, complete with double sinks, ample quartz countertop space, a relaxing soaker tub, and a separate shower. The walk-in closet conveniently connects to the upper floor laundry room, enhancing functionality. Two additional generously sized bedrooms, each with walk-in closets, a full 4-piece bathroom, and a central bonus room with tray ceilings complete this level, providing ample space for family and guests. The unfinished basement, equipped with roughed-in plumbing, presents a blank canvas for you to design your ideal space. Additional features of this home include a double attached garage, a mudroom with a spacious bench, a convenient 2-piece main floor power room, solar panels for energy efficiency, upgraded window coverings with blackout blinds in the bedrooms, and an abundance of large windows that fill the home with natural light. Located close to shopping, restaurants, the Seton YMCA, and the hospital, this property offers both convenience and community. Plus, it comes with a warranty, providing peace of mind for your investment. Don't miss out on this exceptional opportunity! Schedule your private showing today and envision the lifestyle that awaits you in this magnificent home**

Inclusions: **N/A**  
 Property Listed By: **LPT Realty ULC**

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









