



THE
A-TEAM

**RE/MAX
FIRST**

161 SETON Villas, Calgary T3M 3L8

MLS®#: **A2186667**

Area: **Seton**

Listing Date: **01/09/25**

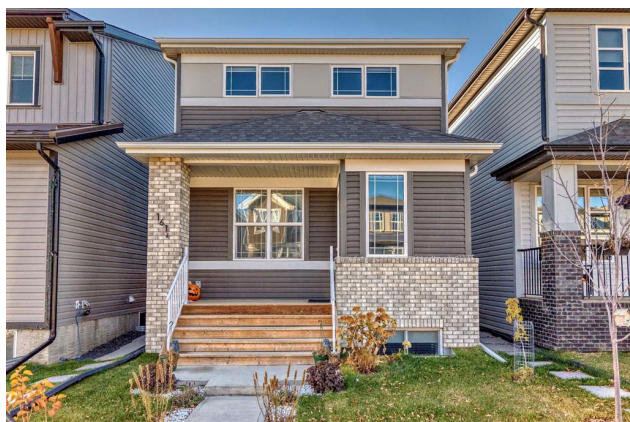
List Price: **\$789,988**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,742 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,955**
Low Sqft:
Ttl Sqft: **1,955**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Covered Porch	Main	11`3" x 5`1"
Living Room	Main	18`11" x 12`10"
Pantry	Main	4`7" x 8`5"
Den	Main	8`5" x 11`7"
Mud Room	Main	6`0" x 4`9"
Bedroom - Primary	Upper	12`7" x 12`11"
Bonus Room	Upper	12`3" x 13`3"

Room	Level	Dimensions
Entrance	Main	6`11" x 5`1"
Kitchen With Eating Area	Main	16`1" x 8`7"
Dining Room	Main	9`11" x 11`11"
2pc Bathroom	Main	5`6" x 4`10"
4pc Ensuite bath	Upper	5`7" x 12`11"
Walk-In Closet	Upper	5`1" x 8`11"
Laundry	Upper	6`2" x 5`3"

4pc Bathroom
 Bedroom
 4pc Bathroom
 Kitchen With Eating Area
 Storage

Upper
 Upper
 Basement
 Basement
 Basement

4`11" x 8`11"
 12`2" x 9`4"
 8`5" x 4`11"
 8`11" x 7`8"
 10`5" x 3`0"

Bedroom
 Bedroom
 Dining Room
 Family Room
 Laundry

Upper
 Basement
 Basement
 Basement
 Basement

9`2" x 13`2"
 9`7" x 17`2"
 7`9" x 9`10"
 9`9" x 12`1"
 4`1" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2111817**

Zoning:
R-G

Remarks

Pub Rmks: **An incredible opportunity to own this home in the desirable community of Seton. This home is situated on a bright and sunny lot with a west-facing LANDSCAPED BACKYARD WITH GARAGE . Home has 3 bedrooms, 2.5 bathrooms and two living spaces plus LEGAL BASEMENT SUITE. Built by award-winning Brookfield Residential, the Oxford model is a stunning home offering nearly 2,000 square feet of living space on the upper floor alone. Open concept main floor boasts 9 ft. ceilings and extended height cabinets and a large island with an upgraded gourmet kitchen package. Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The main floor features a generous living room complete with an electric fireplace with plenty of natural light. Completing the main level is a main floor office/flex room, full walk-in pantry, 2 pc powder room and a side entry with access to the lower level. Enjoy the luxury of this large primary bedroom and a beautiful ensuite bathroom with dual sinks and a walk-in tiled shower. A central bonus room makes for the perfect space for the family movie nights. 2 additional bedrooms, a full bathroom and upper-level laundry room complete the upper level. The basement has 9' ceilings as well . This home is like new and comes with Alberta New Home Warranty! Located close to the Seton Commercial District, South Health Campus, high school, world's largest YMCA, and future LRT Park n' Ride; this community has everything you need. **Please take a look at 3D tour and call your favourite realtor now**

Inclusions:
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









