

748 SETON Circle, Calgary T3M3C5

MLS®#: **A2187542** Area: **Seton** Listing **01/15/25** List Price: **\$745,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 27-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,509 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,797**
 Low Sqft:
 Ttl Sqft: **1,797**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	17`9" x 29`6"	Living Room	Main	42`8" x 48`3"
Dining Room	Main	32`10" x 36`9"	Kitchen	Main	24`3" x 48`7"
Mud Room	Main	17`5" x 22`0"	Bedroom - Primary	Upper	39`4" x 45`7"
Bedroom	Upper	32`10" x 32`10"	Bedroom	Upper	33`9" x 36`1"
Bonus Room	Upper	38`9" x 41`8"	Laundry	Upper	17`9" x 24`7"
Game Room	Basement	34`5" x 59`9"	Bedroom	Basement	31`6" x 38`9"
Storage	Basement	59`9" x 33`2"	2pc Bathroom	Main	15`5" x 16`9"
5pc Ensuite bath	Upper	29`6" x 34`9"	4pc Bathroom	Upper	16`5" x 29`6"
3pc Bathroom	Basement	13`5" x 24`3"			

Title: **Fee Simple**
 Legal Desc: **1910572**

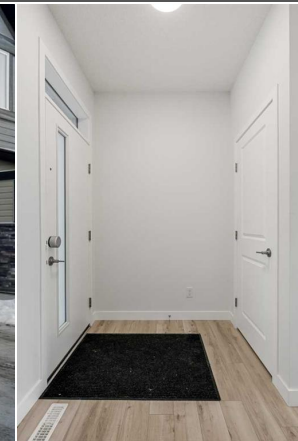
Zoning: **R-G**

Remarks

Pub Rmks: **With Over 2337 in FINISHED LIVING SPACE this beautiful 4-bedroom, 3.5-bathroom home nestled in the vibrant new community of Seton. This property is the perfect fit for families of all sizes, offering a harmonious blend of comfort and modern design. Walking in, you're immediately greeted vinyl flooring in a spacious open dining room and kitchen with TRIPLE PANE WINDOWS that creates an inviting atmosphere for gatherings. The kitchen is the heart of the home, featuring an abundance of quartz countertop space complemented by a stunning backsplash. It comes equipped with a stainless steel refrigerator, a gas stovetop, and a stylish hood fan, ensuring both functionality and elegance. Flowing seamlessly into the living room, you'll find easy access to a generous backyard, complete with a deck that's perfect for enjoying warm evenings. The huge fenced backyard, you'll discover is perfect for relaxation and outdoor entertaining. The expansive space provides ample room for gardening, play, or simply soaking up the sun, with NO NEIGHBOURS BEHIND to disrupt your peace and tranquility. Enhanced by 6 SOLAR PANELS and a TANKLESS WATER HEATER the home not only supports sustainable living but also helps reduce energy costs. Whether you're hosting summer barbecues or enjoying quiet evenings, this backyard is an ideal setting to create lasting memories in your dream home. Heading upstairs, you are welcomed by a cozy bonus room that serves as an ideal space for entertaining family and friends. The upper level includes two additional bedrooms, perfect for accommodating family or friends. The highlight of the upstairs is undoubtedly the expansive primary suite. This retreat has ample space and features a walk-in closet that offers abundant storage. The ensuite bathroom is equally impressive, featuring a double vanity that provides both style and convenience. Moving to the FINISHED BASEMENT, you'll discover a cozy space, which includes another bedroom that can easily serve as a guest room or home office. The recreation room in the basement is perfect for game nights, movie marathons, or additional living space, ensuring that every member of the family has their own area to relax. This basement also includes the tankless water heater ensuring endless hot water. Located in the vibrant community of Seton, this home is close to a plethora of amenities at Seton's Urban District including shopping, restaurants and grocery stores. Also close by is the Cineplex VIP Movie Theatre, South Health Campus, schools, playgrounds and walking paths, you'll always find something to do! Don't miss your chance to own a little piece of Seton - book your showing today!**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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

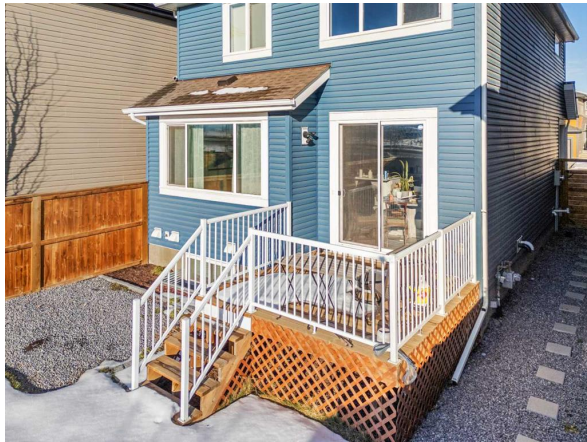












748 Seton Cir SE, Calgary, AB

Main Floor Exterior Area 739.38 sq ft
Interior Area 732.55 sq ft
Excluded Area 462.57 sq ft



0 5 10 ft

PREPARED: 2025/01/14



White regions are excluded from total floor area in iGUDS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

748 Seton Cir SE, Calgary, AB

1st Floor Exterior Area 1025.24 sq ft
Interior Area 342.2 sq ft
Excluded Area 15.04 sq ft



0 4 8 ft

PREPARED: 2025/01/14



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748 Seton Cir SE, Calgary, AB

Basement (Below Grade) Exterior Area 700.09 sq ft
Interior Area 842.00 sq ft



PREPARED 2020/1/14



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.