



THE
A-TEAM

RE/MAX
FIRST

138 SETON Grove, Calgary T3M3B6

MLS®#: **A2190686**

Area: **Seton**

Listing Date: **01/28/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **1,804**
Low Sqft:
Ttl Sqft: **1,804**

DOM

4
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

Parking
Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Rectangular Lot**
Park Feat: **None**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 4`11"
Kitchen	Main	14`8" x 17`5"
4pc Bathroom	Upper	5`1" x 8`3"
Bedroom	Upper	9`9" x 12`5"
Bedroom	Upper	9`9" x 11`2"
4pc Bathroom	Basement	7`9" x 4`11"
Bedroom	Basement	10`9" x 10`3"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`6"
Living Room	Main	15`1" x 16`8"
5pc Ensuite bath	Upper	6`8" x 10`2"
Bedroom	Upper	9`1" x 11`4"
Bedroom - Primary	Upper	12`1" x 17`7"
Bedroom	Basement	9`10" x 8`10"
Breakfast Nook	Basement	7`11" x 8`10"

Family Room
Furnace/Utility Room

Basement
Basement

7`11" x 8`2"
9`11" x 8`3"

Kitchen

Basement

8`1" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812161

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning, modern home in the sought-after community of Seton, where class and elegance meet convenience! As you enter, you're greeted by a bright, open-concept foyer and living room, creating an inviting and spacious atmosphere. The stylish, modern kitchen is a true standout, featuring gorgeous backsplash, a sleek hood range, stainless steel appliances, and bright white cabinetry. The kitchen island is perfect for entertaining, seamlessly connecting with the living space and making it ideal for hosting guests. Enjoy cozy evenings by the stylish gas fireplace that adds a touch of warmth and sophistication. The spacious master bedroom is a true retreat, offering an ensuite with a double vanity for ultimate relaxation. Upstairs, you'll find three additional well-sized bedrooms and a full bath, providing plenty of space for family or guests. The lower level offers a 2 bedroom, 1 bath legal-suite that can serve as an income generator or a private family area—whatever suits your lifestyle. Step outside onto the deck, perfect for outdoor entertaining, complete with privacy screening for added comfort. With easy access to shopping, schools, dining, and just a short distance to the South Health Campus, this home is perfectly situated for convenience and modern living. Plus, with easy access to Deerfoot Trail (Highway 2), you're just a half hour from downtown Calgary.

Inclusions:
Property Listed By:

**Appliances in basement legal-suite
eXp Realty**

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









