



THE
A-TEAM

**RE/MAX
FIRST**

100 SETON Terrace, Calgary T3M 2V9

MLS® #: **A2193596**

Area: **Seton**

Listing Date: **02/20/25**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,712**
Low Sqft:
Ttl Sqft: **1,712**

DOM

60

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Zero Lot Line**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	11`11" x 13`7"
Kitchen	Main	14`1" x 17`11"	Living Room	Main	14`5" x 17`0"
4pc Bathroom	Second	4`11" x 8`3"	5pc Ensuite bath	Second	5`0" x 11`3"
Bedroom	Second	9`2" x 10`10"	Bedroom	Second	9`3" x 10`11"
Family Room	Second	13`9" x 13`9"	Bedroom - Primary	Second	13`7" x 13`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1712490

Remarks

Pub Rmks:

****OPEN HOUSE THIS SATURDAY AND SUNDAY , APRIL 5TH AND 6TH FROM 1:00 TO 3:00PM** Stunning 3-Bedroom Detached Home in Seton, Calgary Southeast!!!**
Welcome to this beautiful three-bedroom detached home in the vibrant community of Seton in Calgary Southeast. Designed for modern living, this home features an open-concept main floor, perfect for both everyday life and entertaining. The spacious kitchen is a chef's dream, featuring a large granite island, gas stove, and stainless steel appliances with tons of cabinet space and a large pantry. The generous eating area is perfect for family gatherings, while oversized kitchen and dining area windows flood the space with natural sunlight, creating a warm and inviting atmosphere. Upstairs, you'll find three large bedrooms, including a primary suite with a luxurious five-piece ensuite bathroom. An additional four-piece bathroom serves the secondary bedrooms, and the convenient upstairs laundry makes everyday chores effortless. After finishing up your to-do list, kick back and relax in the spacious upstairs bonus area, the perfect spot for watching your favourite sporting event or movie—designed to suit any family's needs. This home is also equipped with central air conditioning, keeping you cool on warm summer days. Step outside to the backyard, where a gas line is ready for your barbecuing season, making outdoor entertaining a breeze. The undeveloped lower-level basement offers a blank canvas for your creative vision whether you dream of a home gym, entertainment area, or additional living space. Located in the desirable Seton community, you'll be close to parks, schools, shopping, dining, world's largest YMCA to keep you active and the South Health Campus Hospital . Don't miss this opportunity to own a beautiful home in one of Calgary's most sought-after neighbourhoods!

Inclusions:
Property Listed By:

Alarm panel , camera and sensor Not monitored currently but buyers can activate through Telus.
Real Broker

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













