



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 SETON Rise, Calgary T3M 2V3**

MLS® #: **A2196277**

Area: **Seton**

Listing Date: **02/21/25**

List Price: **\$863,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **3,175 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**  
Low Sqft:  
Ttl Sqft: **2,181**

DOM

**61**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Low Maintenance Landscape,Rectangular Lot  
Double Garage Attached**

Utilities and Features

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

Construction:  
**Composite Siding,Stone,Wood Frame**  
Flooring:  
**Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 2`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 7`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`8" x 13`3"</b>	<b>Living Room</b>	<b>Basement</b>	<b>13`3" x 21`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`2" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`11" x 11`0"</b>

4pc Ensuite bath	Upper	10`8" x 11`4"	Bedroom	Upper	11`0" x 12`6"
Bedroom	Upper	11`8" x 14`0"	Bonus Room	Upper	15`9" x 15`5"
Laundry	Upper	8`2" x 6`6"	Office	Upper	6`11" x 7`1"
Bedroom - Primary	Upper	12`0" x 13`3"	Walk-In Closet	Upper	10`8" x 9`11"
3pc Bathroom	Basement	7`7" x 8`10"	Bedroom	Basement	10`0" x 11`4"
Family Room	Basement	13`10" x 20`9"	Furnace/Utility Room	Basement	7`7" x 10`7"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
Legal Desc: **1810741**

Remarks

Pub Rmks: **Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home has 2940 sq ft of move in ready space with a pride of ownership, additional home office, builder upgrades, solar panels and backing onto a green space. Start each day in this open layout kitchen with a large quartz kitchen island that includes extra storage space underneath, Full size cabinets, a large pantry and quartz countertops throughout to keep you clean and organized. The large triple pane windows, 9ft ceilings and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (builder installed) with a brand new pergola for all of your BBQ's and outdoor activities. The dining and living room area gives you a functional space for entertaining guests or having all of the family in one spot with room to move around. The foyer is inviting with enough room for any busy family, including a 1/2 bath tucked next to the mudroom that connects to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The primary bedroom is sunny and spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep your laundry organized and tidy. Down on the lower level (developed by Builder) you have 9ft ceilings, a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C (2022), a Tankless Hot Water system, all windows are TRIPLE PANED GLASS plus 13 SOLAR PANELS(6KW) were installed in 2023 for reduced utilities and cash back on your energy bills. The garage door control and the home thermostat are also smart systems! This location is a short walk to the Seton YMCA, movie theatres, restaurants and grocery stores with the South Health Campus close as well. View this amazing home before it's gone.**

Inclusions: **Solar Panels**  
Property Listed By: **eXp Realty**

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



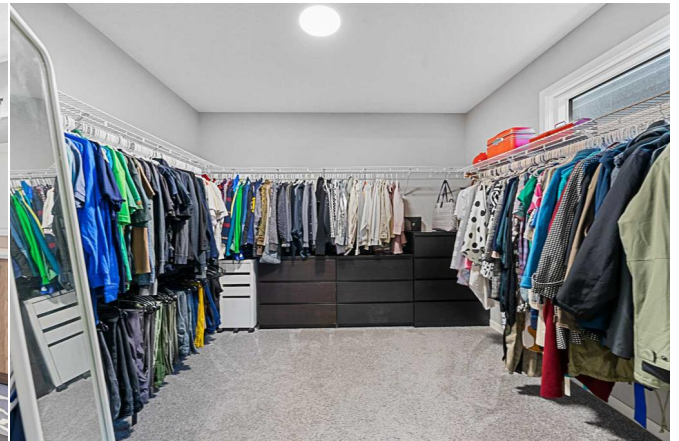




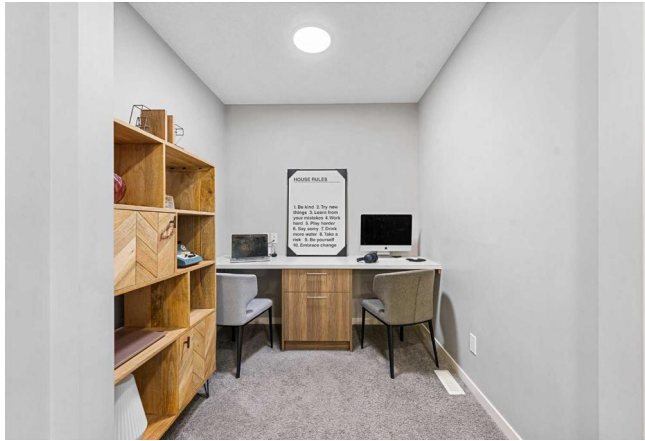




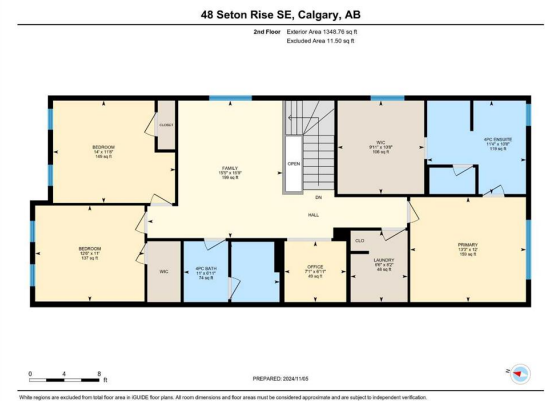
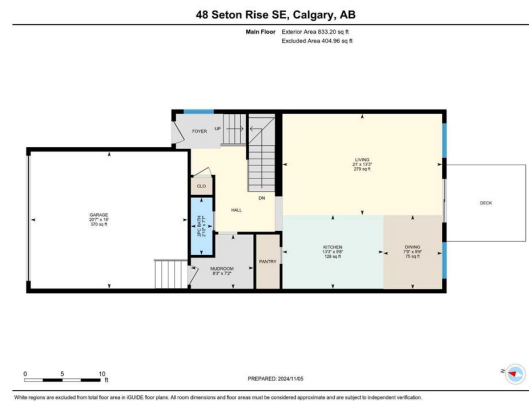












48 Seton Rise SE, Calgary, AB

Basement (Below Grade) Exterior Area 759.56 sq ft



0 3 6 ft

PREPARED: 2024/1/05



Notes: Dimensions are excluded from total floor area in GDSSE. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.