



THE
A-TEAM

**RE/MAX
FIRST**

736 SETON Circle, Calgary T3M 3C5

MLS®#: **A2196963**

Area: **Seton**

Listing Date: **02/26/25**

List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,648 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,271**
Low Sqft:
Ttl Sqft: **2,271**

DOM

0
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, No Neighbours Behind, Views, Zero Lot Line**
Park Feat: **Double Garage Attached, Oversized**

Utilities and Features

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

Construction: **Composite Siding, Stone, Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 13`2"	Kitchen	Main	17`6" x 9`1"
Pantry	Main	8`1" x 4`8"	Dining Room	Main	13`6" x 8`4"
Foyer	Main	17`4" x 10`5"	Walk-In Closet	Main	9`3" x 5`4"
Den	Main	9`8" x 7`10"	2pc Bathroom	Main	5`0" x 4`11"
Bonus Room	Upper	13`11" x 12`11"	Bedroom - Primary	Upper	17`11" x 16`0"
Walk-In Closet	Upper	14`7" x 4`8"	5pc Ensuite bath	Upper	13`4" x 10`4"
Bedroom	Upper	11`2" x 10`3"	Bedroom	Upper	12`2" x 9`4"

5pc Bathroom
Bedroom
4pc Bathroom

Upper
Basement
Basement

8`9" x 8`0"
14`6" x 9`0"
8`3" x 6`3"

Game Room
Storage
Furnace/Utility Room

Basement
Basement
Basement

20`10" x 12`5"
21`9" x 8`7"
10`2" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1910572

Remarks

Pub Rmks:

Creme de la creme! A fitting phrase for an outstanding, turn key, fully finished, picture perfect home. Modeled after the Show Home, these discerning clients hand picked every detail from top to bottom commencing with the highly sought after floor plan called the ELLIOTT. Jayman BUILT knocked it out of the park when they created this floor plan as there is something for everyone while offering an expansive & thoughtfully planned home. Offering almost 3000sqft of gorgeous living space you will be wowed from the moment you enter. Unique & creatively designed this is not a cookie cutter home. Immediately upon entering your gaze is brought towards the Atlantic Series, Volakas 12"x24" polished floor tile that invites you into the large & airy foyer. The walk-in large mud closet off the garage will be one of the largest you see, enough room for both your Winter and Summer attire. Stepping up to the 9ft main level you seamlessly transition by the sizeable office with feature divider to the Great Room into a beautiful main living area with the most stunning mountain views. Over sized windows invite you over to appreciate how wonderful the natural daylight is that flows into this beautiful home with no neighbours behind you and a sizeable pond across the street with a walking path around it. The kitchen will have you at "Hello" with the Ultra over sized island boasting Thunder Gray Quartz counter tops, soft close drawers, 2 built-in recycle bins, rich Thunder Maple cabinetry with crown molding, Blanco Super Single Antracite sink with a Sleek faucet & under cabinet LED lighting. The Plus Fit & Finish KitchenAid Appliance package includes a French Door refrigerator with internal ice maker & water dispenser, 30" wall oven with convection microwave, dishwasher with stainless steel interior, 36" 5 burner gas cooktop with cast iron grates & KitchenAid Ultra hood fan. To complete the space you have a lovely walk-in pantry with an abundance of shelving offered for storage. Step up to the next level & your jaw will drop upon entering the Primary Suite through double doors into a 17x16 massive suite with tray ceiling, accent lighting, numerous windows & an extended niche, ideal for a reading nook or extra work space. To one side of the Suite you have a generous walk-in closet with window & numerous built-ins; on the other side you have a huge 5pc en suite featuring dual vanities, water closet, stand alone shower & over sized soaker tub, all framed in with stunning tile. Walk up a few more steps to discover a spacious Bonus Room along with 2 additional bright bedrooms, 5pc main bath & large laundry room. Upgraded engineered hardwood-Coastline, Ashore (oak) including flush nosings can be seen all through out the main & 2nd levels. The FULLY FINISHED lower level boasts a daylight basement with expansive main recreational area with almost 10ft ceilings, 4th bedroom, full bath and a great large crawl space for additional storage. Almost new & barely lived in, this home is a showstopper!

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

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



736 SETON CIRCLE SE
TOTAL ABOVE GRADE FMS SIZE: 2,271.30 SQ. FT. / 271.00 SQ. FT.
TOTAL AREA: 3,286.25 SQ. FT. / 323.43 SQ. FT.
MARBLE LEVEL: 995.25 SQ. FT. / 92.44 SQ. FT.
UPPER LEVEL: 1,276.05 SQ. FT. / 118.98 SQ. FT.
BASEMENT DEVELOPED AREA: 800.00 SQ. FT. / 74.58 SQ. FT.
BASEMENT UNDEVELOPED AREA: 1,486.25 SQ. FT. / 137.36 SQ. FT.
BASEMENT COVER SPACE (NOT CLEARANCES): 1,271.96 SQ. FT. / 118.16 SQ. FT.
TOTAL ABOVE GRADE AREA: 2,271.30 SQ. FT. / 211.00 SQ. FT.











