



THE
A-TEAM

**RE/MAX
FIRST**

12 SETON Rise, Calgary T3M 2V3

MLS®#: **A2198703** Area: **Seton** Listing Date: **03/10/25** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,178 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Playground**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

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

**Bonus Room
Laundry**

**Upper
Upper**

**11`6" x 12`1"
6`0" x 5`10"**

**Furnace/Utility Room
Bedroom**
Legal/Tax/Financial

**Basement
Main**

**8`7" x 7`5"
9`5" x 10`3"**

Title:
Fee Simple
Legal Desc:

1810741

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY (MAR 22) 1:00-4:00PM. Discover your dream home in the highly sought-after community of Seton, where modern luxury meets unbeatable convenience. This stunning 2,300+ sq. ft. residence backs onto lush green space, offering privacy and tranquility alongside a thoughtfully designed layout. The main floor features a bright bedroom and full bathroom, ideal for guests or multi-generational living, while the open-concept design is bathed in natural light, showcasing premium finishes, a gourmet kitchen with quartz countertops, stainless steel appliances, and a spacious island. Patio doors lead to a beautifully landscaped backyard oasis, perfect for entertaining or unwinding. Upstairs, a spacious bonus room provides additional living space, complemented by three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. A conveniently placed laundry room adds everyday ease, while central air conditioning ensures year-round comfort. Triple pane windows for the whole property. The undeveloped basement offers endless potential for a home gym, media room, or extra living space. Located steps from schools, parks, South Health Campus, the world-class YMCA, vibrant shops, and dining, this home is also within walking distance of Seton's upcoming Recreation Hub (opening 2024) and the future LRT station. With a 15-minute stroll to the Bow River and scenic trails, this home truly blends modern comfort with community charm. Don't miss this rare opportunity to own a home designed for life's best moments!**

Inclusions:
Property Listed By:

**N/A
TrustPro Realty**

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









