



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 SETON Gardens, Calgary T3M 2Y8**

MLS® #: **A2200964**

Area: **Seton**

Listing Date: **03/11/25**

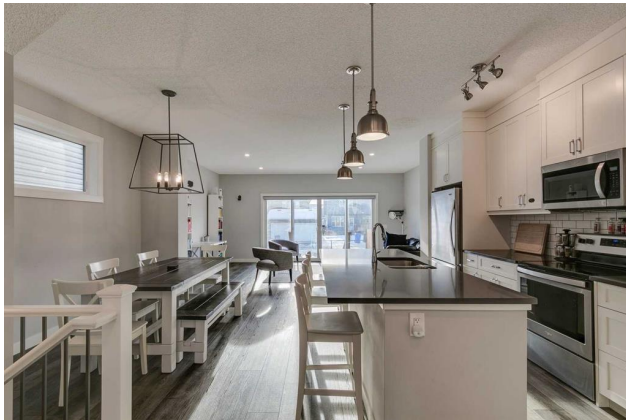
List Price: **\$644,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 01-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,938 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,725**  
Low Sqft:  
Ttl Sqft: **1,725**

DOM

**42**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot,Street Lighting**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground**

Construction: **Brick,Veneer,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`2"
Dining Room	Main	10`5" x 11`9"
Kitchen	Main	8`0" x 17`2"
4pc Bathroom	Upper	5`0" x 8`5"
Bedroom	Upper	9`4" x 11`5"
Laundry	Upper	5`0" x 7`4"
4pc Ensuite bath	Upper	5`0" x 10`3"

Room	Level	Dimensions
Bedroom	Main	7`9" x 12`0"
Foyer	Main	5`0" x 8`9"
Living Room	Main	19`0" x 13`5"
Bedroom	Upper	9`3" x 14`11"
Family Room	Upper	13`7" x 19`8"
Bedroom - Primary	Upper	14`9" x 19`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1812161**

Remarks

Pub Rmks:

**NEAR SOUTH HEALTH CAMPUS HOSPITAL | SIDE DOOR ACCESS | HUGE RENTAL INCOME POTENTIAL | NEW HOME WARRANTY |** The Carlisle II, masterfully crafted by the award-winning Brookfield Residential, is a gem nestled in the sought-after community of Seton—a home that truly demands to be seen. This architectural marvel combines elegance and functionality, offering an open-concept design that effortlessly caters to families of all sizes and lifestyles. Step into the expansive great room, where the oversized kitchen and dining area create the ultimate setting for cherished family moments, sophisticated entertaining, or serene relaxation. Ascend to the upper level, where the luxurious master suite awaits, complete with a spacious walk-in closet and a spa-like ensuite featuring dual sinks for ultimate convenience. This floor also boasts the practicality of an upper-floor laundry, two additional well-appointed bedrooms, a main bath, and an inviting entertainment room designed for leisure and connection. A versatile flex room greets you at the entrance, providing a refined space that can transform into a home office, a cozy library, a vibrant playroom, or your personal sanctuary for quiet reflection. Impeccable design details abound, including stylish vinyl and tile flooring, elegant quartz countertops, and sophisticated full-height kitchen cabinetry. Situated within walking distance of an array of amenities, the Carlisle II seamlessly blends contemporary luxury with unparalleled convenience.

Inclusions:  
Property Listed By:

**NONE**  
**Real Broker**

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



