



THE
A-TEAM

**RE/MAX
FIRST**

68 SETON Terrace, Calgary T3M 2W1

MLS® #: **A2201980**

Area: **Seton**

Listing Date: **03/21/25**

List Price: **\$629,900**

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

Finished Floor Area

Abv Sqft: **1,640**

Low Sqft:

Ttl Sqft: **1,640**

DOM

25

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room

Foyer

Living Room

Office

Bedroom - Primary

4pc Bathroom

Walk-In Closet

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

6`7" x 6`0"

13`8" x 11`11"

12`5" x 9`6"

14`5" x 13`8"

9`2" x 4`11"

4`6" x 4`1"

Room

Kitchen

Dining Room

2pc Bathroom

Walk-In Closet

Bedroom

Bedroom

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

12`2" x 9`10"

9`10" x 8`9"

5`6" x 4`11"

9`4" x 4`11"

9`11" x 9`3"

11`0" x 9`4"

Walk-In Closet Laundry	Upper Upper	4`5" x 4`1" 8`7" x 5`6"	4pc Bathroom	Upper	9`2" x 4`11"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-G		Remarks		
Legal Desc:	1712490				
Pub Rmks:	Discover 68 Seton Terrace SE - a stylish and meticulously cared-for detached home nestled in the sought-after community of Seton. Built in 2018, this two-storey gem offers 1,640 sq.ft. of well-planned living space above grade, plus an additional 820 sq.ft. of unfinished basement space full of potential. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is the perfect fit for families looking for both comfort and practicality. Step inside to find a bright, open-concept main floor with soaring 9-foot ceilings that enhance the sense of space. The kitchen, dining, and living areas are seamlessly connected - ideal for hosting gatherings or enjoying cozy nights in. A versatile flex room on the main level makes an excellent home office, playroom, or creative space. A welcoming front foyer and convenient half bath complete the main level. Upstairs, the generously sized primary bedroom offers a peaceful retreat, complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, each with their own walk-in closets, share a full bathroom down the hall. The upper-level laundry room makes daily chores a breeze. Downstairs, the unfinished basement provides ample room for storage or a blank canvas to create the space you’ve always envisioned - whether it’s a gym, rec room, or future development. A double rear parking pad adds practical convenience. Located in a quiet, family-friendly neighbourhood and close to parks, schools, shopping, and the South Health Campus, this home offers both lifestyle and location. Whether you're searching for your forever home or the perfect place to start your next chapter, this home is ready to welcome you with comfort, convenience, and endless potential.				
Inclusions:	None				
Property Listed By:	Royal LePage Solutions				

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











