



## 213 Seton Grove Calgary Alberta

\$469,900

\*BELOW GRADE MEASUREMENTS ARE ADD TO ABOVE GRADE\* Welcome to this stunning, award-winning Trico Homes new build, featuring two bedrooms and 2.5 bathrooms with OVER \$7,440 IN UPGRADES. Situated in the family-friendly community of Seton, this townhome offers modern style and functionality. Step inside and be greeted by a beautifully designed space showcasing a SCANDINAVIAN MINIMALIST INTERIOR DESIGN PALETTE. Luxury vinyl flooring extends throughout the main level, complementing the sleek and contemporary feel. Window coverings have already been installed, with ZEBRA BLINDS featured throughout the home for added privacy and style. On the entry level, you'll find a spacious DOUBLE ATTACHED TANDEM GARAGE, providing both convenience and storage. Head upstairs to the main level, where an open-concept floor plan seamlessly connects the dining room, kitchen, and living room. The kitchen is thoughtfully designed with CEILING-HEIGHT cabinets, a SILGRANIT UNDERMOUNT SINK, a quartz countertop, brand-new stainless steel appliances, and a stylish kitchen island. A beautiful light fixture enhances the dining area, creating a warm and inviting atmosphere. The living room offers direct access to an 11'-6" x 6'-10" VINYL DECK, perfect for relaxing and enjoying fresh air from your private balcony. On the upper level, you'll find two spacious bedrooms, each featuring its own 4-piece ensuite bathroom. These bathrooms are elegantly finished with tile extending to the ceiling above the showers and undermount sinks, adding a luxurious touch. Living in Seton means access to an incredible array of amenities. The Seton YMCA offers a swimming pool, gymnasium, fitness center, dance classes, an ice rink, and a public library. Nearby, you'll find a variety of stores, restaurants, and entertainment, including the Seton Cineplex and the South Health Campus hospital. Seton is also home to Joane Cardinal ...

Other 3.33 Ft x 11.00 Ft

Furnace 3.33 Ft x 10.00 Ft

Living room 10.33 Ft x 14.33 Ft

Dining room 9.33 Ft x 10.67 Ft

Kitchen 9.00 Ft x 16.25 Ft

Primary Bedroom 10.42 Ft x 11.00 Ft

Bedroom 10.42 Ft x 10.50 Ft

Laundry room 3.33 Ft x 3.58 Ft

4pc Bathroom 7.08 Ft x 8.00 Ft

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Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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