



# 311 Seton Road Calgary Alberta

\$799,900

This stunning 2283.3 sq ft Jayman Built home blends comfort and style, offering an array of impressive features. With 3 bedrooms, a bonus room, den, and 2.5 bathrooms, it provides all the modern conveniences you desire. The main floor boasts a spacious open-concept living and dining area, ideal for hosting family and friends. The kitchen features sleek flat-front cabinets, stainless steel appliances, and a central island with elegant quartz countertops that marry practicality with style. Upstairs, the primary bedroom is a bright, south-facing retreat with large windows that flood the space with natural light. The luxurious ensuite is a showstopper, with dual vanities, a deep soaker tub surrounded by beautiful tile, and his-and-her walk-in closets for optimal organization. Two additional generously sized bedrooms, a 4-piece bathroom, and a large bonus room make for perfect family living. An upper-level laundry room adds to the convenience. The unfinished basement is ready for your personal touch. Outside, the private backyard includes a deck and gas BBQ hookup, perfect for outdoor gatherings. The double attached garage with epoxy-coated flooring not only looks great but is also easy to maintain. Other upgrades include triple-pane windows, 10mm glass in the ensuite shower, a fenced and landscaped yard with a newly built deck and stairs, and 6 solar panels with the option to add more. Smart features like Wi-Fi switches, a 240-amp circuit for EV charging, a recessed wall for a 65" TV, and enhanced master bath finishes add a touch of sustainability and luxury. The upper level features upgraded underlay and hypoallergenic carpet, while an Ecobee smart thermostat keeps your climate in check. Don't miss the hidden walk-in pantry off the kitchen! Additionally, the home includes a Lifebreath Heat Recovery Ventilation (HRV) system and an on-demand tankless water heater, enhan...

- Other 10.83 Ft x 13.33 Ft
- Dining room 15.33 Ft x 7.25 Ft
- Living room 15.17 Ft x 13.42 Ft
- Office 7.33 Ft x 13.83 Ft
- 2pc Bathroom 3.58 Ft x 9.00 Ft
- Other 4.08 Ft x 7.33 Ft

- Bedroom 13.33 Ft x 9.25 Ft
- Laundry room Measurements not available
- Bonus Room 13.17 Ft x 12.08 Ft
- Primary Bedroom 13.67 Ft x 12.83 Ft
- 5pc Bathroom 9.08 Ft x 17.67 Ft
- Other 6.67 Ft x 5.08 Ft

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Listing Presented By:



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### Mirror

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Bedroom 9.25 Ft x 13.42 Ft

Other 5.08 Ft x 9.25 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft