



## 48 Seton Rise Calgary Alberta

\$863,000

Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home has 2940 sq ft of move in ready space with a pride of ownership, additional home office, builder upgrades, solar panels and backing onto a green space. Start each day in this open layout kitchen with a large quartz kitchen island that includes extra storage space underneath, Full size cabinets, a large pantry and quartz countertops throughout to keep you clean and organized. The large triple pane windows, 9ft ceilings and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (builder installed) with a brand new pergola for all of your BBQ's and outdoor activities. The dining and living room area gives you a functional space for entertaining guests or having all of the family in one spot with room to move around. The foyer is inviting with enough room for any busy family, including a 1/2 bath tucked next to the mudroom that connects to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The primary bedroom is sunny and spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep your laundry organized and tidy. Down on the lower level (developed by Builder) you have 9ft ceilings, a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C (2022), a Tankless Hot Water system, all windows are TRIPLE PANED GLASS plus 13 SOLAR PANELS(6KW) we...

Kitchen 9.67 Ft x 13.25 Ft

Living room 13.25 Ft x 21.00 Ft

3pc Bathroom 7.58 Ft x 8.83 Ft

Bedroom 10.00 Ft x 11.33 Ft

Family room 13.83 Ft x 20.75 Ft

Furnace 7.58 Ft x 10.58 Ft

4pc Bathroom 6.92 Ft x 11.00 Ft

4pc Bathroom 10.67 Ft x 11.33 Ft

Bedroom 11.00 Ft x 12.50 Ft

Bedroom 11.67 Ft x 14.00 Ft

Bonus Room 15.75 Ft x 15.42 Ft

Laundry room 8.17 Ft x 6.50 Ft

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

Listing Presented By:



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See

**Mirror**

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2pc Bathroom 7.58 Ft x 2.83 Ft  
Dining room 9.75 Ft x 7.75 Ft  
Other 7.17 Ft x 8.25 Ft

Office 6.92 Ft x 7.08 Ft  
Primary Bedroom 12.00 Ft x 13.25 Ft  
Other 10.67 Ft x 9.92 Ft