



# 67 Seton Villas Calgary Alberta

\$934,900

LIVE UP RENT DOWN!! This home has 4 BEDROOMS Upstairs with a Builder finished FULL 2 BEDROOM LEGAL SUITE in the Basement. With over 3000 SQFT of Exquisitely Developed Living space, this one year old Home is sure to Impress. Luxurious Vinyl Plank Flooring is found throughout the main floor from the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the OFFICE/DEN. QUARTZ countertops, Stainless Steel Appliances, FULL CEILING HEIGHT Cabinetry with Crown Molding and a Huge Pantry complete the Gourmet Kitchen. There is also a GAS LINE Roughed in for a Gas Range Stove. A Spacious Dining Room and Living Room with a 9 FOOT Tile Surround Electric Fireplace are great for Relaxing or Entertaining in. A large Vinyl deck with newly done grass and fence completes the backyard. Open Iron Spindle Railings guide you up the stairs to the Bonus Room that Separates the Kids Rooms from the Parents Master Bedroom. There is a Shared 5 Piece Bathroom containing Dual Undermount sinks and Quartz Countertops, as well as a separate door to the Shower and Toilet area. The Master/Primary Bedroom is Gigantic and has a spacious WALK-IN Closet with Pocket Door connected to the 5 Piece Bathroom with Deep Soaker Tub, Fully Tiled Stand Up Shower with gorgeous Glass Surround. Heading Downstairs to the 2 BEDROOM LEGAL SUITE you'll continue to see Beautiful Finishes like S/S Appliances, and luxurious vinyl plank covering the Open Kitchen, Dining and Living Room. Oversized Windows allow more Natural Light to brighten every nook and cranny. The 9 Foot Ceilings make every Room feel much Larger you won't even Realize you're on the Lower Level. SEPARATE STACKABLE LAUNDRY can be found in the Closet under the Stairs and a Separate Furnace and Hot Water Tank heat the Suite. The top 2 Floors get their Own HOT WATER ON DEMAND and Furnace. EXTRA INSULATION AND SOUND PROOFING between ...

Family room 26.50 Ft x 12.17 Ft  
 Bedroom 11.83 Ft x 14.67 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 Bedroom 9.83 Ft x 12.17 Ft  
 Pantry 7.75 Ft x 5.33 Ft

Foyer 14.17 Ft x 16.00 Ft  
 Other 5.25 Ft x 10.92 Ft  
 5pc Bathroom 10.92 Ft x 10.83 Ft  
 Primary Bedroom 13.83 Ft x 12.58 Ft  
 Laundry room 9.50 Ft x 6.42 Ft

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Listing Presented By:



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See

### Mirror

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**Kitchen** 14.67 Ft x 10.92 Ft  
**Dining room** 7.33 Ft x 13.83 Ft  
**Living room** 14.17 Ft x 14.67 Ft  
**2pc Bathroom** 4.92 Ft x 5.58 Ft  
**Office** 10.58 Ft x 9.67 Ft

**Bonus Room** 25.08 Ft x 12.92 Ft  
**Bedroom** 10.92 Ft x 9.92 Ft  
**5pc Bathroom** 9.25 Ft x 8.58 Ft  
**Bedroom** 9.92 Ft x 9.92 Ft