



# 70 Seton Road Calgary Alberta

\$875,000

Welcome to 70 Seton Road SE - a beautifully crafted, custom-built residence featuring a LEGAL BASEMENT SUITE and a prime location in the thriving Seton community. Built with both luxury and practicality in mind, this property is move-in ready, complete with elegant stainless steel appliances, large windows that flood the main floor with natural light, and premium finishes throughout. The main level presents a seamless layout with the kitchen, dining, and living areas, creating an inviting, open space ideal for both relaxation and entertaining. The gourmet kitchen, equipped with quartz countertops, a spacious island, and stainless steel appliances, opens directly to the dining area, where patio doors lead you to a fully landscaped backyard. This well-designed outdoor space enhances your living experience, offering a perfect setting for family gatherings or quiet evenings. On the upper level, you'll find a bright bonus room, three spacious bedrooms, and a conveniently placed laundry room. The primary suite serves as a private retreat, complete with a luxurious five-piece ensuite featuring dual vanities, a soaking tub, and a separate shower. The legal basement suite, with its own kitchen, living area, bedroom, and laundry, provides an excellent opportunity for rental income or flexible multi-generational living. Seton offers a range of amenities designed to enhance lifestyle and foster a strong sense of community. The Seton Homeowners Association (HOA) features a planned private recreation centre and park, where residents can enjoy exclusive amenities, such as a splash park, hockey rink, playgrounds, and community gardens. The HOA also hosts various events and activities throughout the year, making it a vibrant gathering space for Seton residents. Living at 70 Seton Road means you're within walking distance to a variety of local conveniences, including the Cineplex, S...

Bonus Room 16.08 Ft x 12.83 Ft  
 Primary Bedroom 15.92 Ft x 12.83 Ft  
 Other 11.58 Ft x 4.67 Ft  
 5pc Bathroom 13.50 Ft x 10.17 Ft  
 Bedroom 12.00 Ft x 9.83 Ft  
 Bedroom 12.58 Ft x 10.50 Ft

Bedroom 11.67 Ft x 10.25 Ft  
 Den 12.58 Ft x 9.00 Ft  
 Laundry room 5.25 Ft x 2.92 Ft  
 4pc Bathroom 7.83 Ft x 4.83 Ft  
 Furnace 9.75 Ft x 8.67 Ft  
 Living room 15.75 Ft x 12.83 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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Laundry room 7.92 Ft x 5.17 Ft  
4pc Bathroom 8.75 Ft x 4.92 Ft  
Kitchen 12.00 Ft x 9.58 Ft  
Living room/Dining room 14.50 Ft x 8.42 Ft

Kitchen 11.50 Ft x 10.00 Ft  
Dining room 11.50 Ft x 10.00 Ft  
Foyer 9.67 Ft x 5.42 Ft