



## 12 Seton Rise Calgary Alberta

\$829,900

OPEN HOUSE SATURDAY (MAR 22) 1:00-4:00PM. Discover your dream home in the highly sought-after community of Seton, where modern luxury meets unbeatable convenience. This stunning 2,300+ sq. ft. residence backs onto lush green space, offering privacy and tranquility alongside a thoughtfully designed layout. The main floor features a bright bedroom and full bathroom, ideal for guests or multi-generational living, while the open-concept design is bathed in natural light, showcasing premium finishes, a gourmet kitchen with quartz countertops, stainless steel appliances, and a spacious island. Patio doors lead to a beautifully landscaped backyard oasis, perfect for entertaining or unwinding. Upstairs, a spacious bonus room provides additional living space, complemented by three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. A conveniently placed laundry room adds everyday ease, while central air conditioning ensures year-round comfort. Triple pane windows for the whole property. The undeveloped basement offers endless potential for a home gym, media room, or extra living space. Located steps from schools, parks, South Health Campus, the world-class YMCA, vibrant shops, and dining, this home is also within walking distance of Seton's upcoming Recreation Hub (opening 2024) and the future LRT station. With a 15-minute stroll to the Bow River and scenic trails, this home truly blends modern comfort with community charm. Don't miss this rare opportunity to own a home designed for life's best moments! (id:6769)

Furnace 8.60 Ft x 7.42 Ft

Foyer 4.25 Ft x 13.67 Ft

Dining room 10.08 Ft x 10.00 Ft

Living room 14.00 Ft x 13.00 Ft

Kitchen 14.25 Ft x 14.75 Ft

Other 7.42 Ft x 5.17 Ft

Pantry 4.92 Ft x 6.33 Ft

Bedroom 9.42 Ft x 10.25 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Primary Bedroom 11.08 Ft x 14.25 Ft

Laundry room 6.00 Ft x 5.83 Ft

Bedroom 9.00 Ft x 13.08 Ft

Bedroom 9.08 Ft x 12.67 Ft

5pc Bathroom 11.42 Ft x 13.75 Ft

Other 5.33 Ft x 10.92 Ft

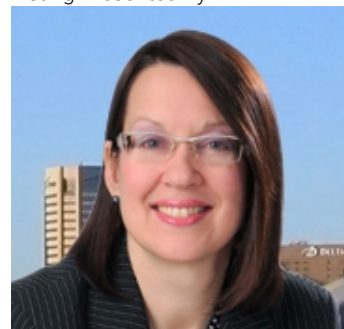
4pc Bathroom 6.41 Ft x 8.58 Ft

Bonus Room 11.50 Ft x 12.08 Ft

Laundry room 6.00 Ft x 5.83 Ft

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

Listing Presented By:



Originally Listed by:  
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**RE/MAX**

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(CENTRAL)**

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