



## 14 Seton Parade Calgary Alberta

\$764,900

[4-BED ROOMS | 3.5 BATH ROOMS | TRADITIONAL LOT | HUGE DECK | HIGH CEILINGS | NEAT AND CLEAN HOUSE | SEPARATE LAUNDRY | BASEMENT HUGE STORAGE | FENCED & LANDSCAPED PROPERTY | ATTACHED FRONT GARAGE | 1 BEDROOM BUILDER DEVELOPED LEGAL FINISHED BASEMENT WITH 1 BATH & TWO FURNACES] LOWEST PRICE | Welcome to a beautifully designed home that blends space, style, and versatility--nestled in the thriving and highly desirable community of Seton. This well-maintained property features a spacious front-attached garage and an intelligently planned layout offering three large bedrooms, a warm and inviting main living area, and the added bonus of laundry conveniently located on both the upper level and in the fully developed basement. Downstairs, you'll find a legal one-bedroom suite--ideal for multigenerational families or as a mortgage helper. This standout feature--a fully finished legal one-bedroom basement suite developed by BUILDER with its own entrance--perfect for extended family, guests, or generating rental income. The main kitchen is a standout, equipped with sleek built-in appliances that make everyday cooking a pleasure. A bright bonus room, complete with built-in speakers, creates the perfect atmosphere for entertaining or relaxing at home. Enjoy the added comfort and convenience of Colligan water softener, efficient Lennox Central Air Conditioner, stylish under-cabinet lighting and the bonus of extra parking right out front. The oversized garage has been modified to provide excellent storage capacity where you can park your two vehicles during hail storms and hot summer season as well. Moreover, the Front Garage boasts high-end Epoxy coating for a polished modern finish with superior durability. While the backyard is fully landscaped and ready to enjoy--ideal for summer barbecues or quiet evenings outdoors especially enjoy morning coffee on the charming and well-maintained...

Bedroom 15.50 Ft x 11.75 Ft

Other 5.75 Ft x 6.42 Ft

Bedroom 10.75 Ft x 11.92 Ft

Other 5.83 Ft x 5.75 Ft

Bonus Room 14.17 Ft x 10.75 Ft

Bedroom 8.58 Ft x 11.67 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Kitchen 9.25 Ft x 10.83 Ft

Living room 12.00 Ft x 10.83 Ft

Laundry room 9.00 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

# RE/MAX

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Laundry room 3.25 Ft x 5.42 Ft      Furnace 10.42 Ft x 6.42 Ft

4pc Bathroom 8.17 Ft x 4.83 Ft      Other 5.42 Ft x 9.58 Ft

Primary Bedroom 11.92 Ft x 12.92 Ft      Other 5.92 Ft x 6.58 Ft

Other 4.08 Ft x 8.08 Ft      2pc Bathroom 4.92 Ft x 5.08 Ft

3pc Bathroom 9.58 Ft x 4.92 Ft