



# 20959 Seton Way Calgary Alberta

\$498,000

BRAND-NEW 3 BEDROOM UNIT | ATTACHED SINGLE GARAGE | DUAL BALCONIES | LOW CONDO FEES | WALKING DISTANCE TO AMENITIES! This absolutely beautiful brand-new rowhouse has an excellent location within the community and is very easy walking distance to an abundance of amenities including a wide array of shops and services, schools, sports fields, the dog park, skate park, pump track, playgrounds, and is just down the road from the HOA/community centre site that will feature a splash park, rink, tennis courts and gardens when completed. The Seton Urban District is also close by and features the South Calgary Health Campus, Seton YMCA and Seton Library, and this master-planned community also boasts quick access in or out of town along Deerfoot TR and Stoney TR. This unit is the sought after 3-bedroom 'Ferrera' model that has an extremely functional layout and is among the larger floor plans in the complex with plenty of living space and storage. The main level is bright and filled with natural light thanks to an abundance of large windows and the unique open wall space to the front entrance landing below. The living room is very spacious and flows seamlessly into the dedicated dining area and is adjacent to the designer kitchen that is the heart of the home featuring stainless appliances, a sleek undermount sink, pantry closet, sit-up breakfast bar, matte black hardware, quartz countertops, vertical stack tile backsplash and feature pendant lighting. The main level also has direct stairwell access to the 10'5" x 19'5" attached single garage and an oversized balcony that is perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The upper level offers a full laundry closet with room for additional storage, an open flex space that is perfect for a small home office or homework station, a main 4-piece bathroom, second and third bedrooms ...

Living room 15.00 Ft x 12.58 Ft

Kitchen 12.75 Ft x 8.42 Ft

Dining room 7.33 Ft x 6.00 Ft

2pc Bathroom 5.25 Ft x 5.00 Ft

Furnace 4.17 Ft x 3.00 Ft

Primary Bedroom 12.17 Ft x 11.42 Ft

Bedroom 10.58 Ft x 9.92 Ft

Bedroom 10.58 Ft x 10.00 Ft

Laundry room 4.92 Ft x 3.25 Ft

Other 5.08 Ft x 3.83 Ft

4pc Bathroom 8.08 Ft x 4.83 Ft

5pc Bathroom 8.33 Ft x 6.75 Ft

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

Listing Presented By:



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