



## 67 Seton Villas Calgary Alberta

\$889,900

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 Legal Suite. The top 2 Floors get their Own HOT WATER ON DEMAND and Furnace. EXTRA INSULATION AND SOUND PROOFING betw...

Furnace 14.33 Ft x 7.25 Ft

Bedroom 11.83 Ft x 14.67 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Bedroom 12.17 Ft x 9.83 Ft

Living room/Dining room 12.17 Ft x 26.50 Ft

Kitchen 10.92 Ft x 14.67 Ft

Pantry 5.33 Ft x 7.75 Ft

Primary Bedroom 13.83 Ft x 12.58 Ft

5pc Bathroom 10.92 Ft x 10.83 Ft

Other 10.92 Ft x 5.25 Ft

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Listing Presented By:



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**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)

Foyer	14.17 Ft x 16.00 Ft	Laundry room	9.50 Ft x 6.42 Ft
Bedroom	10.58 Ft x 9.67 Ft	Bonus Room	25.08 Ft x 12.92 Ft
2pc Bathroom	4.92 Ft x 5.58 Ft	Bedroom	10.92 Ft x 9.92 Ft
Dining room	13.83 Ft x 7.33 Ft	5pc Bathroom	4.92 Ft x 8.58 Ft
Living room	14.17 Ft x 14.67 Ft		