



## 474 Seton Circle Calgary Alberta

\$514,900

Modern, like-new END UNIT with a convenient dual master floor plan. Enter through your insulated double detached garage or large front yard and immediately be impressed by the sophisticated design. Sit back and relax in the inviting living room with soaring ceilings, gleaming vinyl plank flooring and oversized windows providing an abundance of natural light. The second level overlooks the living room for great connectivity, here mealtimes are less of a chore thanks to the gorgeous kitchen featuring stainless steel appliances including a gas stove, full-height cabinets, a breakfast bar on the peninsula island and a large eating area to gather. A gas line on the adjacent balcony encourages casual barbeques and dining alfresco in the warmer months. Handily a powder room completes this level. Dual primary bedrooms grace the third level both are generously sized with large walk-in closets and their own private 4-piece ensuite, no more sharing! Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Incredibly located within this unique community that is extremely walkable with an extensive pathway system, a 365-acre urban district with diverse shops, restaurants and pubs, Union Park and the always popular Brookfield Residential Community Centre home to the world's largest YMCA, ice rinks, a public library and more! Truly an exceptional, move-in ready home in a phenomenal location! (id:6769)

Dining room 10.83 Ft x 10.67 Ft

Kitchen 11.58 Ft x 10.17 Ft

Other 5.08 Ft x 10.75 Ft

Primary Bedroom 17.42 Ft x 14.50 Ft

Bedroom 11.75 Ft x 11.75 Ft

4pc Bathroom .00 Ft x .00 Ft

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Furnace 20.67 Ft x 17.25 Ft

Foyer 6.75 Ft x 11.33 Ft

Living room 21.08 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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