



# 52 Seton Rise Calgary Alberta

\$899,900

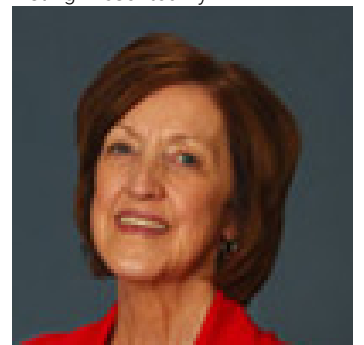
| 3 BED-3.5 BATH | 3,027 TOTAL SQFT | PRIVATE LOT BACKING ONTO GREEN SPACE | BUILDER UPGRADED | SOLAR PANALS | FINISHED BASEMENT | HEATED GARAGE | Welcome to this exquisite home built by Cedarglen in the vibrant community of Seton. As you enter, the open foyer leads to a spacious area designed with 9-foot ceilings, triple-pane windows, premium wide plank engineered hardwood flooring, and an upgraded trim package. At the heart of this home is a stunning kitchen equipped with upgraded cabinetry, black stainless steel appliances—including a gas cooktop, wall oven and microwave and on-demand hot water—quartz countertops, and a large pantry. This area seamlessly flows into the spacious dining area perfect for entertaining. The living room is expansive, featuring a beautiful wall with a fireplace and direct access to the outdoor living space, complete with a pergola and privacy shades. A convenient mudroom with built-in storage lockers and a 2-piece powder room complete the main floor. Upstairs, you'll find a vaulted second-floor bonus room with an office nook, three bedrooms, and two full baths, including a large primary bedroom with a 5-piece ensuite and a massive walk-in closet. The convenience of an upstairs laundry room adds to the home's thoughtful layout. The basement is professionally developed and includes LVP flooring, study/craft area, a recreation room with a wet bar, a full-size fridge, built-in millwork and storage, and in-ceiling SONOS speakers for the TV area. The basement also features increased ceiling height in the main area with a larger window and a 4-piece bathroom. Outside, the low-maintenance backyard features stamped concrete, an aluminum privacy screen, and overlooks a serene green space making this one of the best lots in the community. Additional amenities include a Kinetico water softener, central air conditioning, and an electric heated ex...

- 5pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 12.00 Ft x 14.25 Ft
- Office 7.00 Ft x 7.67 Ft
- Living room 15.67 Ft x 11.75 Ft
- 5pc Bathroom .00 Ft x .00 Ft
- Bedroom 11.67 Ft x 14.00 Ft

- Recreational, Games room 21.67 Ft x 16.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Living room 10.50 Ft x 22.00 Ft
- Dining room 12.50 Ft x 9.00 Ft
- Kitchen 12.50 Ft x 13.00 Ft
- 2pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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CIR

REALTY

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Bedroom 11.00 Ft x 12.50 Ft