



## 20 Seton Park Calgary Alberta

\$429,900

One of the most sought after units in this building this beautiful home is available for quick possession. Located in the vibrant community of SETON, this very spacious (over 1,000 sq. ft.) and extremely well-priced CORNER SUITE is securely located on the MAIN FLOOR, overlooking the library & YMCA on the east, the huge green space on the south, and the MAJESTIC MOUNTAIN VIEWS on the west. This awesome property comes with 9-FOOT KNOCKDOWN CEILINGS, a HUGE WRAP-AROUND L-SHAPED patio with GLASS RAILING, 2 ENTRANCE GATES at each end of the patio, 2 spacious bedrooms, 2 full bathrooms, separate LAUNDRY ROOM and a TITLED UNDERGROUND PARKING STALL. Outstanding features of this home include the WIDE OPEN FLOOR PLAN with an EAST and SOUTH EXPOSURE allowing PLENTY OF SUNLIGHT through the many windows all day and two of these are DOUBLE SLIDING DOORS at each end of the unit to the HUGE L-SHAPED PATIO. The gorgeous WHITE KITCHEN with QUARTZ COUNTERTOPS, a very long over 12' ISLAND that can doubled as the dining table at the end, STAINLESS STEEL APPLIANCES, ELEGANT PENDANT LIGHTS, TILE BACKSPASH, and TONS OF CABINETS PLUS a convenient PANTRY at the corner. The master bedroom comes with a SPACIOUS ENSUITE featuring a WALK-IN SHOWER with corner seat and a huge WALK-IN CLOSET. The second bedroom is located across the hall for privacy and is just beside the main bathroom. Both bathrooms come with lovely vanities with QUARTZ COUNTERTOPS. Gorgeous LAMINATE FLOORS throughout the living areas, tile in the bathrooms and comfy carpet in the bedrooms. This wonderful, WELL-MANAGED condo complex is PET-FRIENDLY and allows for 2 pets per unit (subject to board approval). It has a lovely COURTYARD WITH PICNIC TABLES AND GAS BARBECUES for the enjoyment of all who live there. The building comes with a main floor INDOOR GARBAGE ROOM (no need to put on your coat & winter boots to throw garbag...

Living room 13.83 Ft x 14.07 Ft

Primary Bedroom 11.84 Ft x 10.75 Ft

Laundry room 5.00 Ft x 5.08 Ft

3pc Bathroom 5.67 Ft x 8.08 Ft

Kitchen 11.67 Ft x 17.42 Ft

Bedroom 11.67 Ft x 9.91 Ft

Other 7.58 Ft x 10.83 Ft

Other 5.42 Ft x 8.08 Ft

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

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