



## 20295 SETON Way Calgary Alberta

\$400,000

Welcome to SETON SERENITY, one of Calgary's most sought-after developments, built by CEDARGLEN LIVING - the proud recipient of the CustomerInsight BUILDER OF CHOICE AWARD for 5 consecutive years! Step into this spacious 2-bedroom, 2-bathroom home featuring 892.09 RMS sq. ft. (950 sq. ft. builder size) of thoughtfully designed living space (A3 model) with an open floor plan, 9' ceilings, and luxury vinyl plank (LVP) flooring throughout the kitchen and living areas. The kitchen is a chef's dream, boasting full-height cabinets, quartz countertops, an undermount sink, and stainless steel appliances. The extensive island, complete with a built-in breakfast bar, seamlessly transitions into the spacious living area--perfect for entertaining. The primary bedroom offers a generous walk-in closet and an ensuite with quartz countertops and tub/shower combo. On the opposite side of the unit, you'll find the additional bedroom, ideal for children, guests, or a home office. Conveniently nearby is the laundry/storage room (stacked washer and dryer included) and a 4-piece bathroom with quartz counters and an undermount sink. Step outside to your balcony with a gas line hookup--the perfect spot to unwind in the summer. An A/C rough-in is included if you'd like to add that at a future time. Enjoy the convenience of having numerous bespoke amenities right outside your front door. Park the car and explore on foot with the world's largest YMCA, the SETON HOA, South Health Campus, shopping centers, restaurants, and cafes just a short stroll away. A titled surface stall completes this beautiful home in this pet- and rental-friendly complex. UNDER CONSTRUCTION. PHOTOS ARE OF A SIMILAR UNIT. ESTIMATED COMPLETION: JUNE/JULY 2025. (id:6769)

Kitchen 15.58 Ft x 12.58 Ft  
Laundry room 6.25 Ft x 5.33 Ft  
Living room 12.58 Ft x 12.17 Ft  
Primary Bedroom 13.00 Ft x 10.00 Ft

Bedroom 10.58 Ft x 9.42 Ft  
4pc Bathroom 88.83 Ft x 5.08 Ft  
4pc Bathroom 9.33 Ft x 5.00 Ft

Listing Presented By:



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