



## 21 Seton Parade Calgary Alberta

\$849,900

Welcome to your dream home in the vibrant community of Seton! This beautifully designed 2200+ sq. ft. detached family home sits on a large lot with a long front driveway and an oversized double garage, offering the perfect blend of space and functionality. From the moment you arrive, the covered front entrance invites you inside. Step into a bright, open-concept main floor where warm luxury vinyl plank flooring flows throughout. At the heart of the home is a grand chef's kitchen with extensive upgrades, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a double-door fridge, and ceiling-height cabinetry. The open layout seamlessly connects the kitchen, dining, and living spaces, while large windows fill the home with natural light. A cozy fireplace adds charm on cooler days, and the walk-through pantry from the garage--complete with a privacy door--makes daily living easy. Upstairs, you'll find a spacious bonus room, two generous bedrooms, and a spa-like primary suite with a large window, double vanity sinks, a tiled stand-alone tub, tiled shower, and an expansive walk-in closet. An additional four-piece bathroom completes the upper level. The fully finished basement offers incredible flexibility--currently set up as a home theatre and workstation, it's also perfect as a games area or gym. A four-piece bathroom and full bedroom make it ideal for guests or extended family. Additional highlights include: Central air conditioning for year-round comfort. Backyard landscaping with a deck for easy outdoor living. Low-maintenance gravel side yard. Seton is one of Calgary's fastest-growing, award-winning communities, celebrated for its urban design, world-class amenities, South Health Campus, YMCA, shopping, restaurants, and future Green Line LRT access. This home places you at the heart of it all--offering not just a residence, but a lifestyle. (id:6769)

3pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 9.67 Ft x 10.33 Ft

Recreational, Games room 21.25 Ft x 31.67 Ft

Furnace 9.25 Ft x 12.83 Ft

2pc Bathroom 6.75 Ft x 2.83 Ft

Dining room 14.50 Ft x 9.08 Ft

4pc Bathroom 7.00 Ft x 10.58 Ft

5pc Bathroom 15.83 Ft x 10.42 Ft

Bedroom 12.25 Ft x 10.92 Ft

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Family room 15.00 Ft x 15.33 Ft

Laundry room 5.50 Ft x 6.75 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

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Kitchen

14.50 Ft x 12.17 Ft

Living room

10.42 Ft x 19.00 Ft

Office

5.67 Ft x 8.08 Ft

Primary Bedroom

14.92 Ft x 23.58 Ft

Other

4.58 Ft x 16.33 Ft