



36 Seton Row Calgary Alberta

\$634,900

Open House: June 22nd: 1pm - 3pm. Gorgeous Beauty! * Watch the Video* Get ready to fall in love! Home Sweet Home! Welcome to 36 Seton Row situated in one of the most popular communities of SE Calgary "Seton" with endless amenities and modern living at your door steps! CONTEMPORARY EXTERIOR | OVER 1700 SQFT | OPEN CONCEPT | SEPARATE ENTRANCE | FULLY UPGRADED | 3 BEDROOMS + BONUS ROOM | STYLISH KITCHEN | 9FT BASEMENT CEILINGS | OVERSIZED BASEMENT WINDOWS | LANDSCAPPED | FANTASTIC COMMUNITY. Upon entrance, you'll love the spacious, modern, and sun-kissed main floor with a massive living room with pot lights - a great entertainment area for your daily living. Adjacent to the living room is the dining which can easily accomodate a 6-8 seater. The stunning Chef's L- Shaped Kitchen featuring tons of cabinet space, stainless appliances including gas stove and chimey fan, quartz countertops, elegant backsplash, under the cabinet lights, chic pendant lights, and a spacious island. Upstairs features 3 spacious bedrooms and a central bonus room with pot lights making it perfect for your movie nights, kids play area, or set up an office. The primary bedroom has a great sized walk-in closet and an ensuite with a standing glass shower. 2 other generous size bedrooms, a shared bathroom, and stacked laundry completes this level. The unfinished basement comes with its rear separate entrance and offers 9 ft ceilings and 2 oversized windows - a great income potential to build a legal suite (subject to approval and permitting by the city/municipality). Sip your morning coffee in your South facing front porch and enjoy the fully landscaped front and backyard! Perfect savvy living with minutes away from SOUTH CAMPUS HOSPITAL, YMCA, Cineplex, Seton Urban District (offering a variety of local restaurants, bars, shopping stores), easy access to Stoney Trail, & what not. Stunning Home off...

4pc Bathroom 6.58 Ft x 8.25 Ft
4pc Bathroom 5.00 Ft x 8.42 Ft
Bedroom 8.92 Ft x 9.17 Ft
Bedroom 9.58 Ft x 12.08 Ft
Primary Bedroom 11.75 Ft x 13.75 Ft

Bonus Room 13.42 Ft x 12.25 Ft
2pc Bathroom 6.17 Ft x 4.92 Ft
Dining room 11.92 Ft x 9.50 Ft
Kitchen 14.50 Ft x 17.33 Ft
Living room 14.33 Ft x 16.50 Ft

Listing Presented By:



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