



## 11 Seton Gardens Calgary Alberta

\$769,000

Welcome to your dream home in the desirable, family friendly community of Seton. This gorgeous corner lot home stands out with its thoughtful design and functionality while offering the option of a mortgage helper with the legal 2-bedroom basement suite. Upon entering, you'll be captivated by the open concept floor plan that seamlessly blends style and functionality. The spacious living areas are enhanced with beautiful personal touches that set this home apart from the standard builder options. With five generously sized bedrooms and three and a half bathrooms, this home provides ample space for a growing family. One of the standout features of this property is the legal, registered 2-bedroom suite with its own separate entrance. This versatile space is perfect for accommodating extended family, hosting guests, or generating rental income. Extensive sound proofing has been added adding to the overall comfort and functionality of both spaces. Step outside to your serene, fully fenced yard—a peaceful oasis perfect for relaxation and entertaining. Additionally, the double detached garage provides ample room for vehicles and extra storage. Convenience is a key highlight of this home's location. It offers quick access to Deerfoot for easy commuting, is close to the South Health Campus and is just minutes away from great schools, walking trails and a variety of shops and restaurants. This beautifully appointed home is the ideal combination of style, function, and location. Don't miss the chance to make it yours, book your private showing today! (id:6769)

Primary Bedroom 11.92 Ft x 10.92 Ft

4pc Bathroom 9.42 Ft x 4.50 Ft

Bedroom 12.92 Ft x 8.92 Ft

Bedroom 9.92 Ft x 9.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bonus Room 10.50 Ft x 10.17 Ft

Laundry room 7.25 Ft x 4.92 Ft

Other 9.42 Ft x 4.92 Ft

Kitchen 10.33 Ft x 8.17 Ft

Bedroom 13.92 Ft x 9.25 Ft

Bedroom 10.33 Ft x 9.00 Ft

4pc Bathroom 8.25 Ft x 5.25 Ft

Kitchen 12.67 Ft x 10.50 Ft

Living room 13.25 Ft x 12.92 Ft

Dining room 8.75 Ft x 7.17 Ft

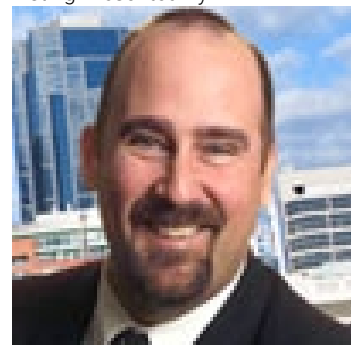
2pc Bathroom 5.42 Ft x 4.67 Ft

Foyer 6.33 Ft x 5.33 Ft

Office 12.92 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Family room 10.33 Ft x 10.25 Ft