



# 20295 Seton Way Calgary Alberta

\$475,000

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom townhome in the vibrant community of Seton, offering over 1,800 sq ft of thoughtfully planned living space. As you enter the home, you are welcomed by a versatile main-floor space that can serve as a guest entertainment area, additional living room, or a great play area for kids. This level also provides convenient access to the double side-by-side attached garage, making everyday living practical and comfortable. The bright open-concept main floor features a modern kitchen with full-height cabinetry, quartz countertops, stainless steel appliances, a large island, and a stylish backsplash, flowing seamlessly into the dining and living areas filled with natural light. A Huge Modern balcony offers a perfect spot to relax and enjoy the community views, while a dedicated den or home office adds flexibility for working from home. Upstairs, the spacious primary suite includes a walk-in closet and a spa-inspired ensuite with dual vanities and a glass-enclosed shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the upper floor, making it ideal for family living. Perfectly located just minutes from the South Health Campus and the Brookfield Residential YMCA at Seton, along with shopping, restaurants, parks, and schools, this home offers the perfect blend of comfort, lifestyle, and everyday convenience in one of Southeast Calgary's most sought-after communities. (id:6769)

Other 3.50 Ft x 5.00 Ft  
Den 11.33 Ft x 10.00 Ft  
Furnace 3.67 Ft x 8.58 Ft  
Living room 10.50 Ft x 11.83 Ft  
Den 7.42 Ft x 7.92 Ft  
Dining room 10.00 Ft x 11.83 Ft  
Pantry 7.92 Ft x 3.42 Ft  
Kitchen 10.42 Ft x 16.33 Ft

2pc Bathroom 7.67 Ft x 3.33 Ft  
Other 11.67 Ft x 6.58 Ft  
Primary Bedroom 11.58 Ft x 11.83 Ft  
4pc Bathroom 7.92 Ft x 8.08 Ft  
Laundry room 5.50 Ft x 7.75 Ft  
4pc Bathroom 8.17 Ft x 4.92 Ft  
Bedroom 10.42 Ft x 9.58 Ft  
Bedroom 9.58 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://investingincalgary.ca/>

**RE/MAX Realty Professionals**

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

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