



## 217 Seton Grove Calgary Alberta

\$425,000

\*\*\*OPEN HOUSE Saturday & Sunday from 2pm-4pm. Head to the Showhome for access: 249 Seton Grove SE\*\*\* Welcome to this stunning, award-winning new build by Trico Homes, offering two bedrooms and 2.5 bathrooms along with over \$7,440 in upgrades. Located in the vibrant and family-friendly community of Seton, this thoughtfully crafted townhome blends modern design with everyday functionality. Inside, you'll find a beautifully finished interior highlighted by a MID-CENTURY MODERN Design Palette and luxury vinyl flooring throughout the main level, contributing to a clean and contemporary aesthetic. Zebra blinds have been installed on all windows, offering both style and privacy. The entry level includes a double attached tandem garage, providing ample space for parking and storage. On the main floor, an open-concept layout connects the dining area, kitchen, and living room, creating an ideal space for both daily living and entertaining. The kitchen is equipped with ceiling-height cabinetry, a Silgranit undermount sink, quartz countertops, brand-new stainless steel appliances, and a functional kitchen island. A striking light fixture defines the dining area, while the living room opens directly to a vinyl deck, offering a comfortable outdoor space to relax and unwind. Upstairs, you'll find two generously sized bedrooms, each complete with its own 4-piece ensuite bathroom. These bathrooms are finished with full-height tiled showers and undermount sinks, adding an elevated touch to the design. This home is ideally situated within walking distance to a wide variety of amenities. Residents can enjoy the Seton YMCA, which includes a swimming pool, fitness center, gymnasium, dance studios, an ice rink, and a public library. Nearby, you'll also find numerous restaurants, shops, and entertainment venues including Cineplex Seton and the South Health Campus hospital. Families will appr...

Furnace 3.25 Ft x 12.08 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Dining room 11.17 Ft x 7.17 Ft  
Eat in kitchen 8.75 Ft x 9.25 Ft  
Living room 14.17 Ft x 20.17 Ft

4pc Bathroom 6.83 Ft x 8.00 Ft  
4pc Bathroom 6.83 Ft x 7.92 Ft  
Bedroom 10.58 Ft x 10.50 Ft  
Primary Bedroom 10.33 Ft x 11.00 Ft

Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

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