



## 220 Seton Grove Calgary Alberta

\$415,000

Step into Seton Summit, one of Calgary's most sought-after communities, crafted by Cedarglen Living. This stunning 3-bedroom, 2-bathroom home offers 1,189 square feet of thoughtfully designed living space (1,269 sq.ft. builder size) with a bright, open-concept layout, 9' knockdown ceilings, and luxury vinyl plank flooring throughout. Bathed in southern light, this 3rd-floor unit features a spacious balcony spanning over 20 feet in length—perfect for entertaining or unwinding with a view. The kitchen is nothing short of spectacular, with floor-to-ceiling cabinetry, quartz countertops, an undermount sink, stainless steel appliances, upgraded lighting, a walk-in pantry and an oversized island that flows seamlessly into the living and dining areas. The primary retreat is a true sanctuary, offering a walk-in closet, and a 4 piece ensuite with dual vanities and a stand-up shower. Two additional bedrooms provide flexibility for family, guests, or a home office, while the nearby laundry/storage room and second full bath complete this highly functional layout. Thoughtful details include clear glass balcony railings, triple pane windows and air conditioning to ensure comfort year-round. Beyond your door, the lifestyle is unbeatable. Enjoy walking access to the world's largest YMCA, the Seton HOA, shops, restaurants, cafes, and the South Health Campus Hospital. Additional amenities include: low condo fees, plenty of visitor parking, separate storage and dedicated bike storage. Pet-friendly (up to two 35KG pets), with underground titled parking and roller blinds, this home blends convenience and everyday practicality into one irresistible package! (id:6769)

Kitchen 17.25 Ft x 9.17 Ft

Living room 12.58 Ft x 9.17 Ft

Dining room 10.50 Ft x 7.75 Ft

Primary Bedroom 13.58 Ft x 10.58 Ft

4pc Bathroom 8.33 Ft x 8.17 Ft

Other 8.50 Ft x 5.00 Ft

Bedroom 11.50 Ft x 9.58 Ft

Bedroom 10.17 Ft x 9.58 Ft

4pc Bathroom 9.50 Ft x 4.83 Ft

Laundry room 10.50 Ft x 4.92 Ft

Other 20.33 Ft x 6.67 Ft

Listing Presented By:



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