



## 220 Seton Grove Calgary Alberta

\$489,900

OPEN HOUSE SATURDAY OCTOBER 12 th ; 12:30 to 3:00 PM.\*\*\* THREE BEDROOM \*\*\* TOP FLOOR\*\*\*STUNNING MOUNTAIN VIEWS \*\*\* UNDERGROUND TITLED PARKING.\*\*\* GOURMET KITCHEN with lower cabinets removed and Big CUSTOM Drawers installed at owners expense .Kitchen has HUGE Island ,quartz Counter tops ,STAINLESS STEEL APPLIANCES . Kitchen has additional FLOOR to Ceiling built-in work station with lower cabinets replaced with drawers for even more storage, PLUS a Walk-in pantry with LOTS of shelves. . Custom Built TALL cabinets were added in the storage /Laundry room(AT Owners Expense ).Fabulous open floor plan,NINE Foot CEILINGS with view from kitchen to living /Dining room area with LOTS of BIG windows. Large Master bedroom with FULL En-suite bathroom(His/Her sinks),Large WALK-in SHOWER. Amazing walk-in closet with additional custom built-in drawers and organizers(Owners Expense ) . HUGE Balcony with stunning mountain and foothills views.Unique custom instalation of A/C unit for extra efficiency of balcony space all at owners expense . Just minutes to SOUTH CAMPUS HOSPITAL ,Extensive Shopping Centre (Including Super Store),Largest YMCA in the World, TWO PARKS, Dog Park, Community centre with all the amenities under construction across the street . A LOT of EXTRA \$\$\$\$ has been spent by current owners on kitchen ,storage /Laundry room ,walk-in closet ,A/C unit which has further enhanced the value and functionality of this Truly outstanding property . By-laws state Air B & B is possible with Board Approval . (id:6769)

Foyer 5.83 Ft x 5.00 Ft  
4pc Bathroom 4.92 Ft x 9.58 Ft  
Laundry room 10.58 Ft x 5.08 Ft  
Bedroom 10.17 Ft x 9.67 Ft  
Bedroom 11.67 Ft x 9.67 Ft  
Dining room 9.92 Ft x 10.67 Ft  
Living room 12.58 Ft x 9.33 Ft

Kitchen 17.00 Ft x 9.67 Ft  
Pantry 5.08 Ft x 5.42 Ft  
Primary Bedroom 13.58 Ft x 10.58 Ft  
4pc Bathroom 8.25 Ft x 8.42 Ft  
Other 5.08 Ft x 8.58 Ft  
Other 20.33 Ft x 6.75 Ft

Listing Presented By:



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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)