



474 SETON Circle Calgary Alberta

\$489,960

This IMMACULATE A/C'D 5-LEVEL SPLIT TOWNHOUSE offers 1,442 SQ FT of DEVELOPED LIVING SPACE, 2 LARGE BEDROOMS, 2.5 BATHROOMS (incl 2 EN-SUITES), an ATTACHED INSULATED SINGLE GARAGE + the BUYER will receive 6 FREE MONTHS of CONDO FEES- all in the VIBRANT Community of SETON in SOUTH CALGARY! The Front Door is INVITING as you walk up to this MODERN HOME. Step into the Foyer where the NEUTRAL COLOUR PALETTE + LUXURY VINYL PLANK FLOORING create a bright, timeless first impression. In the MODERN LIVING ROOM, you're greeted by SOARING 12'9" CEILINGS + a LARGE WINDOW that fills the home w/NATURAL LIGHT. Whether you're ENTERTAINING GUESTS or relaxing after a long day, this open, airy space feels expansive + perfect for every occasion. All blinds are CUSTOM, w/REMOTE-CONTROL in the living room + front entry for added convenience. The UPPER LEVEL feat a 2 PC BATH for guests + a SLEEK OPEN-CONCEPT LIVING AREA. The UPGRADED KITCHEN showcases FLOOR-TO-CEILING WHITE CABINETRY, QUARTZ COUNTERTOPS, TILED BACKSPLASH, + a PENINSULA w/ BREAKFAST BAR for those on-the-go meals or extra workspace. All appliances are UPGRADED, incl a LARGE FRIDGE, \$2,400 MIELE DISHWASHER, CONVECTION MICROWAVE. The space is both ELEGANT + FUNCTIONAL, w/quality finishes throughout. The DINING AREA easily accommodates gatherings w/FAMILY + FRIENDS, offering the perfect setting for shared meals + meaningful conversations. The SOUTH-FACING BALCONY is equipped w/POWER + GAS LINE for the BBQ. Upstairs, the 3rd LEVEL hosts the PRIVATE BEDROOMS. The PRIMARY SUITE is BRIGHT + SPACIOUS, CUSTOM CLOSETS w/built-in DRAWERS + a 4-BASKET LAUNDRY SORTER, + a 4 PC EN-SUITE w/SOAKER TUB + an UPGRADED WATERPIK REMOVABLE SHOWER HEAD. The 2nd BEDROOM also includes a WALK-IN CLOSET w/CUSTOM SHELIVING + its own 4 PC EN-SUITE w/the same upgraded fixtures. The LAUNDRY ROOM feat a MIELE WASHER/DRYER (\$10K NEW!) + built-in shelving for e...

Kitchen 10.75 Ft x 10.50 Ft
Dining room 10.50 Ft x 10.25 Ft
2pc Bathroom 5.17 Ft x 5.00 Ft
Primary Bedroom 17.08 Ft x 14.08 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft
Laundry room 5.33 Ft x 3.25 Ft
Storage 6.92 Ft x 4.00 Ft
Furnace 17.17 Ft x 12.83 Ft
a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.simondhunt.com/>

RE/MAX Realty Professionals

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

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

Other	17.08 Ft x 14.08 Ft	Other	11.92 Ft x 5.75 Ft
4pc Bathroom	8.08 Ft x 4.92 Ft	Other	6.83 Ft x 6.67 Ft
Bedroom	11.50 Ft x 10.75 Ft	Foyer	5.67 Ft x 4.75 Ft
Other	11.83 Ft x 5.17 Ft	Living room	17.08 Ft x 12.92 Ft