



## 474 Seton Circle Calgary Alberta

\$505,900

Welcome to your dream townhome in vibrant and walkable Seton—a master-planned urban community where lifestyle and convenience come together. Offering over 1,600 square feet of thoughtfully designed living space, this stunning 3-storey home with a double attached tandem garage is perfectly situated just steps from greenspaces, shops, restaurants, and some of Calgary's best amenities. From the moment you enter the complex, you're greeted by a charming tree-lined pathway, accented by soft lighting and manicured greenspace, leading to your front entrance. A raised cement porch with classic wrought iron railing provides a warm welcome to this beautifully elevated residence. Inside, you'll discover a spacious open-concept main floor that balances both comfort and style. The inviting living room flows effortlessly into the designated dining space, creating a perfect setting for family dinners and entertaining guests. Adjacent to the dining area is a casual breakfast bar for quick meals or cozy conversations over coffee. The chef-inspired kitchen showcases stunning quartz countertops, rich cabinetry, stainless steel appliances, and a functional pantry to keep everything within reach., while a stylish 2-piece powder room is tucked away at the rear, along with a quaint balcony—ideal for your morning coffee or evening wind-down. Upstairs, you'll find two generous bedrooms strategically located on opposite ends for privacy and enhanced natural light. The Primary Suite is a peaceful sanctuary featuring a walk-in closet and a private 4-piece ensuite and the second bedroom is equally spacious, bright, and inviting—perfect for family, guests, or a home office. Custom blinds by Blindsgalore add privacy and light control throughout the home. An additional full bathroom and upper laundry offer convenience and functionality. Saving the best for last—the top-level Bonus Room deliv...

Primary Bedroom 15.17 Ft x 10.50 Ft

Other 7.75 Ft x 4.50 Ft

4pc Bathroom 6.50 Ft x 4.83 Ft

Bedroom 12.67 Ft x 11.17 Ft

Laundry room 3.33 Ft x 3.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Storage 5.58 Ft x 4.25 Ft

Furnace 9.33 Ft x 4.17 Ft

Living room 15.00 Ft x 11.42 Ft

Kitchen 14.25 Ft x 11.42 Ft

Dining room 10.67 Ft x 10.00 Ft

Pantry 3.33 Ft x 3.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Family room 20.00 Ft x 15.17 Ft

Other 4.25 Ft x 3.92 Ft

Foyer 5.42 Ft x 3.75 Ft

2pc Bathroom 6.58 Ft x 3.33 Ft