



# 48 Seton Rise Calgary Alberta

\$799,888

Welcome to your new beautiful home in the lovely community of Seton! This bright and spacious 4 bedroom and 3.5 bath home is move in ready with a pride of ownership, lots of builder upgrades and backs onto a green space. Start your day in the open layout kitchen with a large quartz kitchen island, extra storage space, a large pantry and quartz countertops to keep you clean and organized. The large triple pane windows and sliding patio doors bring in a flood of natural light and connect your main living area to the south facing deck (built by original builder) and brand new pergola for all of your BBQ's and outdoor activities. The dining room and living room area gives you lots of functional space for entertaining guests or having all of the family in one spot without feeling cramped. The main floor foyer and hall is sizeable for busy families with a 1/2 bath next to the mudroom that leads to the attached double car garage. Upstairs you have 3 bedrooms, A sizeable bonus room with a vaulted ceiling, a home office, full 4 piece bathroom and an upper level laundry room! The sunny primary bedroom is spacious with unobstructed panoramic views, a full 4pc ensuite and an oversized walk in closet. The two large secondary bedrooms are bright and can easily accommodate King size beds. The upper laundry room is conveniently located to keep you organized and tidy. The lower level was developed by the builder where you have yet another generously sized family room, a large bedroom and a 3pc bathroom. The front and back yard has been meticulously landscaped with decorative lights installed on the house in 2023. The home has been upgraded with A/C installed in 2022, Tankless Hot Water system, all windows are triple pane plus 13 solar panels (6KW) were installed in 2023 for reduced utilities and cash back on your energy bills. The garage door control and the home thermostat are sma...

3pc Bathroom 7.58 Ft x 8.83 Ft  
 Bedroom 10.00 Ft x 11.33 Ft  
 Family room 13.83 Ft x 20.75 Ft  
 Furnace 7.58 Ft x 10.58 Ft  
 2pc Bathroom 7.58 Ft x 2.83 Ft  
 Dining room 9.75 Ft x 7.75 Ft

4pc Bathroom 6.92 Ft x 11.00 Ft  
 4pc Bathroom 10.67 Ft x 11.33 Ft  
 Bedroom 11.00 Ft x 12.50 Ft  
 Bedroom 11.67 Ft x 14.00 Ft  
 Bonus Room 15.75 Ft x 15.42 Ft  
 Laundry room 8.17 Ft x 6.50 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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**Kitchen** 9.67 Ft x 13.25 Ft

**Living room** 13.25 Ft x 21.00 Ft

**Other** 7.17 Ft x 8.25 Ft

**Office** 6.92 Ft x 7.08 Ft

**Primary Bedroom** 12.00 Ft x 13.25 Ft

**Other** 10.67 Ft x 9.92 Ft