



# 52 Seton Rise Calgary Alberta

\$875,000

//LUXURY LIVING MEETS ENERGY EFFICIENCY-// | 3 BED-3.5 BATH | 3,027 TOTAL SQFT | PRIVATE LOT BACKING ONTO GREEN SPACE | BUILDER UPGRADED | SOLAR PANELS | FINISHED BASEMENT | HEATED GARAGE | WELCOME to this exquisite home built by Cedarglen in the vibrant community of Seton. As you enter, the open foyer leads to a spacious area designed with 9-foot ceilings, triple-pane windows, premium wide plank engineered hardwood flooring, and an upgraded trim package. At the heart of this home is a stunning kitchen equipped with upgraded cabinetry, black stainless steel appliances—including a gas cooktop, wall oven, and microwave—quartz countertops and a large pantry. This area seamlessly flows into the spacious dining area, perfect for entertaining. The living room is expansive, featuring a beautiful wall with a fireplace and direct access to the outdoor living space, complete with a pergola and privacy shades. A convenient mudroom with built-in storage lockers and a 2-piece powder room complete the main floor. UPSTAIRS, you'll find a vaulted second-floor bonus room with an office nook, three bedrooms, and two full, including a large primary bedroom with a 5-piece ensuite and a massive walk-in closet. The convenience of an upstairs laundry room adds to the home's thoughtful layout. The basement is professionally developed and includes LVP flooring, a study/craft area, a recreation room with a wet bar, a full-size fridge, built-in millwork and storage, quartz countertops and in-ceiling SONOS speakers for the TV area. The basement also features increased ceiling height in the main area, with a larger window and a 4-piece bathroom. OUTSIDE, the low-maintenance backyard features stamped concrete, gas line for BBQ, an aluminum privacy screen, and overlooks a serene green space, making this one of the best lots in the community. A 12 panel 5.4 kW solar panel system adds to the al...

5pc Bathroom .00 M x .00 M

Primary Bedroom 3.66 M x 4.34 M

Office 2.13 M x 2.34 M

Living room 4.78 M x 3.58 M

5pc Bathroom .00 M x .00 M

Recreational, Games room 6.61 M x 4.95 M

4pc Bathroom .00 M x .00 M

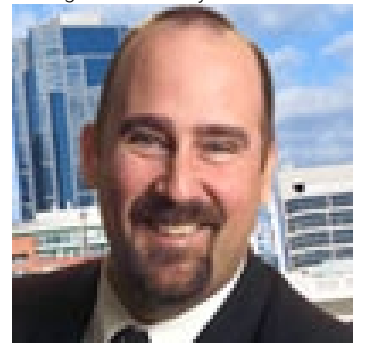
Living room 3.20 M x 6.71 M

Dining room 3.81 M x 2.74 M

Kitchen 3.81 M x 3.96 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 3.56 M x 4.27 M  
Bedroom 3.35 M x 3.81 M

2pc Bathroom .00 M x .00 M