



## 53 Seton Manor Calgary Alberta

\$675,000

OPEN HOUSE SUN 2-4PM Not your average cookie-cutter home! This former Trico Showhome stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels -- including a top-floor loft and a fully finished basement! From the moment you step inside, you'll notice the abundance of natural light, 9' ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well. Head up one more level to discover the amazing loft--perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath--ideal for guests, extended family, or future rental potential. This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning allows for a garage suite addition (with city approval), offering excellent investment potential. Situated on a quiet, low-traffic street, this show-stopping home is just minutes from shopping, the South Health Campus, movie theatre, and schools. Whether you're looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility. (id:6769)

Loft 25.33 Ft x 12.42 Ft

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 11.67 Ft

4pc Bathroom Measurements not available

Kitchen 13.25 Ft x 12.67 Ft

Dining room 12.17 Ft x 11.00 Ft

Living room 14.00 Ft x 13.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.00 Ft x 13.00 Ft

Bedroom 8.83 Ft x 11.00 Ft

Bedroom 9.50 Ft x 10.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Landan Real Estate

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