



## 90 Seton Grove Calgary Alberta

\$735,000

Welcome to this stunning 3-bedroom, 2.5-bathroom home nestled in the highly sought-after community of Seton. This exceptional property also features a spacious, LEGAL 1-bedroom, 1-bathroom SUITE in the basement, offering versatility and potential rental income. As you step inside, you'll be greeted by a thoughtfully designed office space, perfect for those who work from home or need a quiet area for study. Moving further into the home, you'll appreciate the seamless open-concept layout of the kitchen and living room, making it ideal for entertaining family and friends. The modern kitchen has a generous quartz island, a built-in stainless steel microwave and oven, a gas cooktop, and a sleek stainless steel refrigerator. Adjacent to the kitchen, the dining area provides a welcoming space for family meals. Upstairs, the expansive primary suite awaits, complete with a walk-in closet and a luxurious 4-piece ensuite, offering a tranquil retreat after a long day. This level also features a large family room, perfect for gathering and relaxation, along with two additional well-sized bedrooms. A conveniently located 4-piece bathroom and a laundry room complete this floor. The basement suite is a standout feature of this home, providing a FULLY LEGAL, self-contained living space. Upon entering, you'll find an open-concept living room and kitchen, designed with stainless steel appliances and ample storage. The large bedroom is bright and airy, thanks to two windows that flood the space with natural light, and includes a closet for added convenience. The adjacent 4-piece bathroom ensures comfort and privacy for the suite's occupants. The vibrant Seton Urban District, a dynamic community that offers an exceptional blend of convenience, amenities, and future growth. This modern urban district is anchored by the renowned South Calgary Health Campus, ensuring top-tier healthcare servi...

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 12.00 Ft x 11.83 Ft

Den 9.42 Ft x 8.83 Ft

Kitchen 11.33 Ft x 9.25 Ft

Recreational, Games room 10.08 Ft x 12.00 Ft

Furnace 7.75 Ft x 10.58 Ft

Living room 16.00 Ft x 13.42 Ft

Office 7.75 Ft x 11.92 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 10.25 Ft

Bedroom 9.25 Ft x 11.42 Ft

Bedroom 9.33 Ft x 14.92 Ft

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Listing Presented By:



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2pc Bathroom 5.33 Ft x 5.08 Ft  
Dining room 7.00 Ft x 11.00 Ft  
Foyer 5.00 Ft x 14.00 Ft  
Kitchen 11.33 Ft x 17.17 Ft

Family room 13.58 Ft x 19.75 Ft  
Laundry room 5.00 Ft x 7.17 Ft  
Primary Bedroom 14.75 Ft x 14.42 Ft