

# \$720,000 - 58 Seton Manor Se, Calgary

MLS® #A2100082

**\$720,000**

4 Bedroom, 4.00 Bathroom, 1,907 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Introducing 58 Seton Manor SE, Jayman BUILT "REUNITE" model in the new community of Seton, with a LEGAL self-contained basement SUITE. Front drive double car garage with 1906 SQ FT of living space, open concept with soaring 9 ft ceilings on the main level. Stepping into the large foyer, you will appreciate the spaciousness of the entrance, with lots of room to get ready or welcome your guests. Unique laminate flooring on the main level. The gourmet kitchen has the deluxe appliance package with a gas range, quartz countertops, a massive center island, and an expanded pantry to store your cooking gadgets and spices. The dedicated dining and living room, with picturesque windows facing the south-facing backyard, shines so brightly with natural light flooding the space. The bonus room above the garage can double as a private home office. Three bedrooms up. The primary bedroom boasts a 5 pc ensuite with a soaker tub and stand-alone shower and a large walk-in closet for all your clothes and accessories. Convenient 2nd-floor laundry and a 4 pc main bath complete this level. The basement suite is legal and totally separate from the home, accessed by a side door. Ready to rent. It is registered as an AirBnB and gets \$75 to \$85 per night or rented out for about \$1500 per month, as a mortgage helper. A sunny backyard with an oversized deck and beautiful landscaping is ready for summertime fun! Discover this beautiful home in the up and coming sought after community



of Seton, where the walkability is fantastic and is rich with amenities, parks, and open spaces. With Calgary's largest YMCA, South Heath Campus, Cineplex Movie Theatre, many restaurants, and specialty shops, it is an ideal choice to live. Quick access to Deerfoot, Stony Trail, and a quick getaway to the mountains also adds to the appeal. Pictures don't do it justice. Must see it in person. Call your agent and book your showing today!

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2100082    |
| Price          | \$720,000   |
| Sold Price     | \$740,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,907       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 58 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3M 2V8           |

### Amenities

|           |           |
|-----------|-----------|
| Amenities | Clubhouse |
|-----------|-----------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2024 |
| Date Sold      | March 12th, 2024   |
| Days on Market | 61                 |
| Zoning         | R-G                |
| HOA Fees       | 375.00             |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.