

\$658,000 - 44 Seton Terrace Se, Calgary

MLS® #A2133881

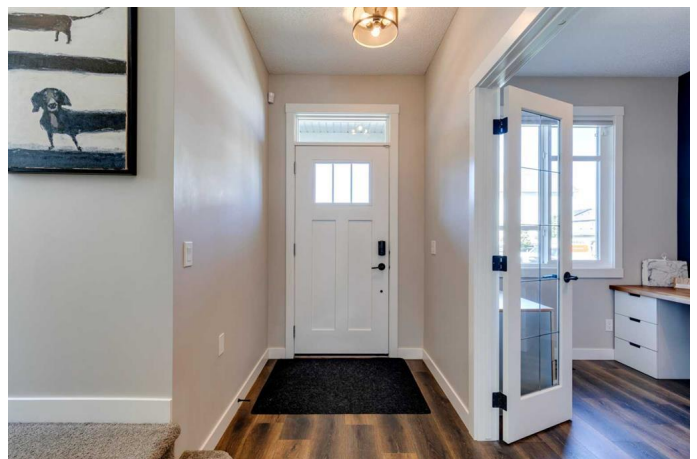
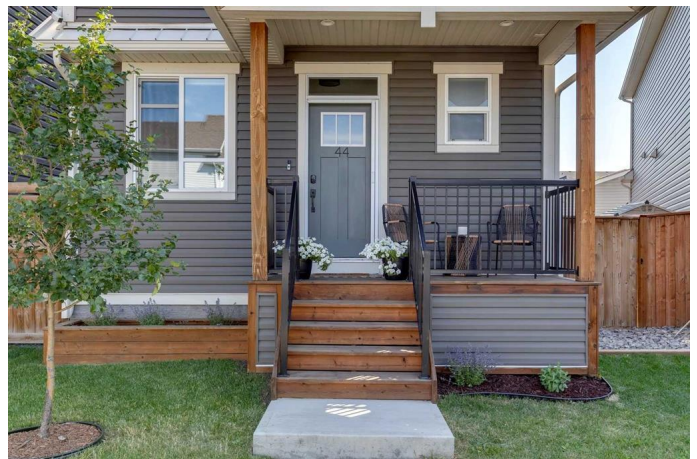
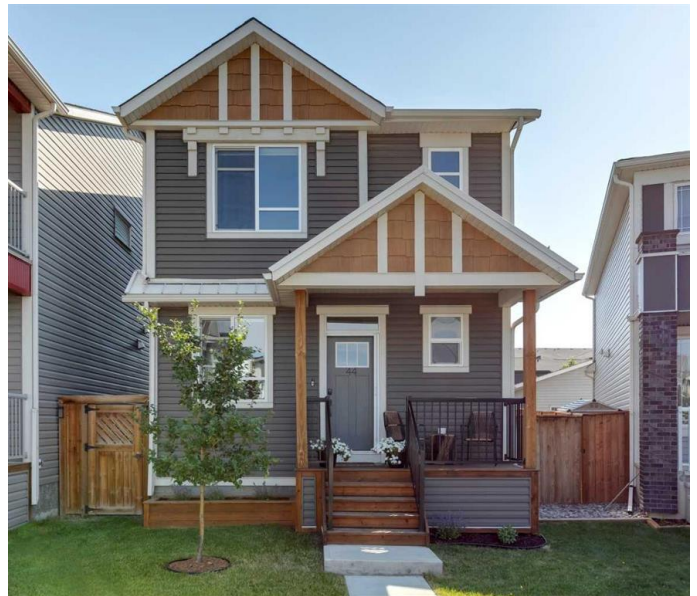
\$658,000

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Presenting one of the most desirable layouts in the trendy and growing community of Seton! You are greeted by an inviting front covered veranda that leads to a stunning entryway. Open the door and front to back natural lighting fills the home. An incredible office/den area is off to one side, while a discreet 1/2 bath is tucked around the corner on the other. Follow the gorgeous wide plank hardwood laminate into the open kitchen and dining space where you will enjoy beautiful designer tones, accentuating the elegant and thoughtful open layout that blends into the living room. The kitchen features a large flush top quartz island with recessed sink and garburator, full tile backsplash, corner pantry, soft close cabinets and drawers and a high end fridge with ice and water. Enjoy seamless family dining at the island, or into the bright dining room space where entertaining and gatherings blend perfectly. The open living space features a beautiful built in tv area centered by a picture-frame fireplace mantle and side cabinets. Before going outside, there is a functional bench and locker style to keep things organized. The rear of the home boasts massive windows overlooking the gorgeous full width deck space with decorative pergola, making it a superb outdoor living space to relax and enjoy watching the kids play in the oversized pie lot side yard. The fully fenced yard offers plenty of space for parking and lots of room to enjoy. There is even an area for a dog run with easy side door access. Up the



bright hallway leads to a large central bonus room, a convenient laundry room, and a lovely full 4pc bathroom. There are two generous bedrooms also on either side. On the other side is the large Primary Bedroom, which offers a walk in closet, and a 4pc ensuite with dual vanities and a large shower. The basement is very well planned with the utility area in a corner, leaving lots of open space for future development for a bathroom and two potential bedrooms. It may even be possible to be suited (requiring all city approvals), as the side door access could be completely separated off! This absolutely fantastic home is offered in pristine condition and will impress you from the moment you walk in the door. Ideally close to the fabulous amenities nearby including the IMAX theatre, restaurants, shopping, and the South Calgary Health Campus. Easy access to Stony Tr and Deerfoot makes any commute a breeze. Longer possession preferred. Absolutely a must see!

Built in 2018

Essential Information

MLS® #	A2133881
Price	\$658,000
Sold Price	\$658,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,818
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Seton Terrace Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street, Oversized, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 16th, 2024
Days on Market	10
Zoning	R-G

HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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