

# \$779,900 - 8 Seton Terrace Se, Calgary

MLS® #A2157496

**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,835 sqft

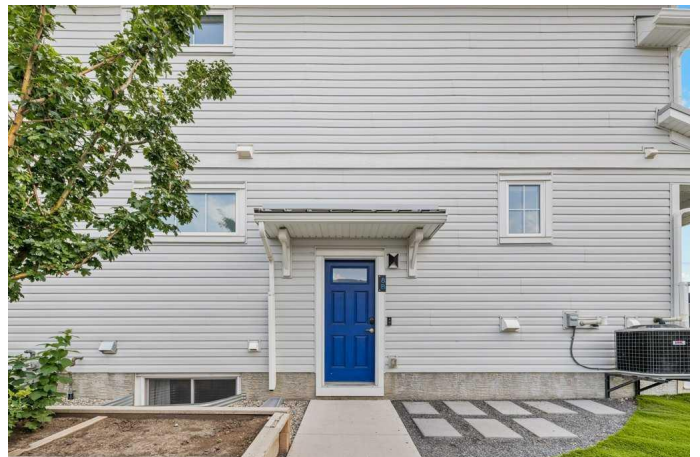
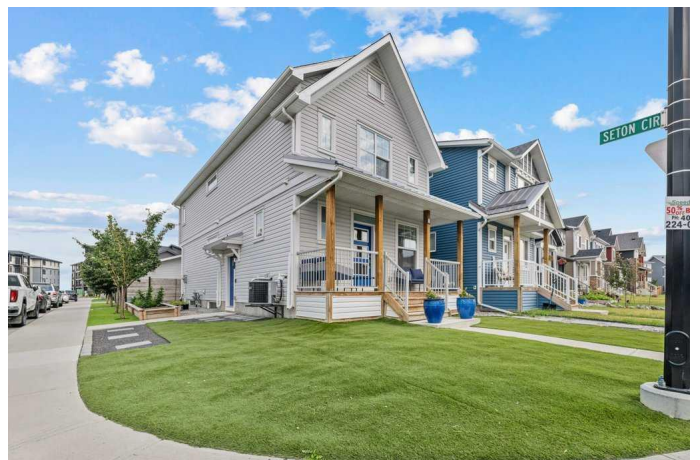
Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome to this exceptional property located in the highly desirable community of Seton, with many amenities, schools, shopping, and picturesque parks. This home offers impressive curb appeal, including: AstroTurf, mature trees, and a thoughtfully designed, low-maintenance landscape. Positioned on a large corner lot, the property boasts an oversized double detached garage that is insulated and heated, with the added convenience of a separate side entrance for the legal basement suite.

Upon entering, you'll be welcomed by a charming front porch, perfect for enjoying quiet mornings or evenings outdoors. Inside, the home offers over 2,600 sq.ft. of beautifully crafted living space, designed with modern style and versatility in mind. The main floor includes a private office, a 2-piece powder room, and a stunning chef's kitchen, complete with granite countertops, stylish tile backsplash, spacious island, and top-of-the-line black stainless steel appliances, including a gas range. Adjacent to the kitchen is a dining area featuring built-in seating, as well as a cozy living room with a custom-built entertainment center. A well-appointed mudroom off the back entrance provides access to the private backyard, which features a concrete patio and the large detached garage.

The upper level offers three generously sized bedrooms, including the luxurious primary suite with a 4-piece en-suite bathroom,



finished with granite countertops and a walk-in closet. Completing this floor is a 4-piece guest bathroom, also with granite finishes, and a convenient laundry room.

The fully finished legal basement suite is a standout feature, offering a fully self-contained one-bedroom unit with separate entrance, ideal for generating rental income or accommodating extended family. This legal suite includes a spacious bedroom, a modern 4-piece bathroom, cozy living area, a fully equipped kitchen, and separate in-suite laundry.

This property is a rare find in Seton, combining a unique modern design, functional living spaces, Air Conditioning, LEGAL SUITE and a prime location. Don't miss the opportunity to make this remarkable home yours!

Built in 2018

**Essential Information**

MLS® #	A2157496
Price	\$779,900
Sold Price	\$774,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	8 Seton Terrace Se
Subdivision	Seton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W2

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Paved

### Interior

Interior Features	No Smoking Home, Ceiling Fan(s), Granite Counters, Vinyl Windows, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

### Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Rectangular Lot, Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 15th, 2024
Date Sold	October 10th, 2024
Days on Market	56
Zoning	R-G
HOA Fees	0.00

### Listing Details

Listing Office	eXp Realty
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