

\$735,000 - 90 Seton Grove Se, Calgary

MLS® #A2160473

\$735,000

4 Bedroom, 4.00 Bathroom, 1,826 sqft
Residential on 0.08 Acres

Seton, Calgary, Alberta

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 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 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 services are just steps away. Residents will also enjoy the proximity to a state-of-the-art public library, a Cineplex VIP for the latest movies in comfort, and a comprehensive YMCA that caters to fitness and recreation needs.

Dining and shopping are a breeze with an array of restaurants, grocery stores, and shops conveniently located within the district. Families will appreciate the ease of walking to Joane Cardinal-Schubert High School, which is situated adjacent to both the YMCA and the library. The Seton Urban District is also poised for educational growth, with plans for four additional schools on the horizon, including public, Catholic, and French immersion options.

Future homeowners can look forward to a vibrant community experience with the establishment of a Homeowners Association (HOA). Once completed, the HOA will feature a splash park, hockey rink, tennis courts, and beautifully designed gardens, making it the central hub for neighborhood activities and social gatherings. The Seton Urban District promises to be a thriving and well-rounded community where convenience and lifestyle

meet.

Built in 2019

Essential Information

MLS® #	A2160473
Price	\$735,000
Sold Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 24th, 2024
Days on Market	28
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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