

\$875,000 - 52 Seton Rise Se, Calgary

MLS® #A2166685

\$875,000

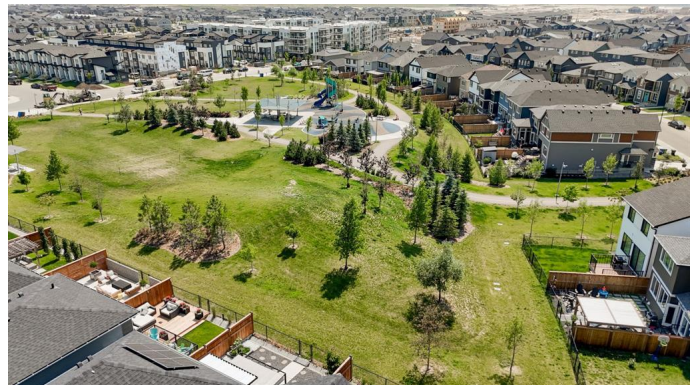
3 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

//-LUXURY LIVING MEETS ENERGY EFFICIENCY-// | 3 BED-3.5 BATH | 3,027 TOTAL SQFT | PRIVATE LOT BACKING ONTO GREEN SPACE | BUILDER UPGRADED | SOLAR PANELS | FINISHED BASEMENT | HEATED GARAGE |

WELCOME to this exquisite home built by Cedarglen in the vibrant community of Seton. As you enter, the open foyer leads to a spacious area designed with 9-foot ceilings, triple-pane windows, premium wide plank engineered hardwood flooring, and an upgraded trim package. At the heart of this home is a stunning kitchen equipped with upgraded cabinetry, black stainless steel appliances—including a gas cooktop, wall oven, and microwave—quartz countertops and a large pantry. This area seamlessly flows into the spacious dining area, perfect for entertaining. The living room is expansive, featuring a beautiful wall with a fireplace and direct access to the outdoor living space, complete with a pergola and privacy shades. A convenient mudroom with built-in storage lockers and a 2-piece powder room complete the main floor. UPSTAIRS, you'll find a vaulted second-floor bonus room with an office nook, three bedrooms, and two full, including a large primary bedroom with a 5-piece ensuite and a massive walk-in closet. The convenience of an upstairs laundry room adds to the home's thoughtful layout. The basement is professionally developed and includes LVP flooring, a study/craft area, a



recreation room with a wet bar, a full-size fridge, built-in millwork and storage, quartz countertops and in-ceiling SONOS speakers for the TV area. The basement also features increased ceiling height in the main area, with a larger window and a 4-piece bathroom. OUTSIDE, the low-maintenance backyard features stamped concrete, gas line for BBQ, an aluminum privacy screen, and overlooks a serene green space, making this one of the best lots in the community. A 12 panel 5.4 kW solar panel system adds to the already excellent energy efficiency. Additional amenities include on-demand hot water, Kinetico water softener, central air conditioning and an extended, electric heated garage that can be converted to a car charger station. All within walking distance to the amenities of Seton, including grocery stores, a movie theatre, restaurants, and just a 5-minute walk to the extensive future HOA facility and community amenities currently under construction. Enjoy the world's largest YMCA in the community as well. Book your showing today!

Built in 2018

Essential Information

MLS® #	A2166685
Price	\$875,000
Sold Price	\$865,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	52 Seton Rise Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s), Quartz Counters, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Backs on to Park/Green Space, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 25th, 2024

Days on Market	38
Zoning	R-G
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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