

**696 Seton Circle SE
Calgary, Alberta**

MLS # A2221367



\$798,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SUNDAY MAY 25 FROM 11AM-2PM**** Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home in the vibrant and amenity-rich community of Seton! Perfectly designed for multi-generational living, this spacious two-storey home features a rare main floor bedroom complete with a mini walk-in closet and a full 4-piece bathroom just steps away—ideal for guests or extended family. Step inside to discover 9-ft ceilings and 8-ft doors on the main floor, creating an open and airy feel throughout. The heart of the home is the bright and inviting living space, where a chef-inspired kitchen awaits with granite countertops, stainless steel appliances, a large pantry, and a cleverly designed drawer with compartments for compost, recycling, and garbage. Patio doors lead from the dining area to a stunning, professionally landscaped backyard, where you’ll find a large deck, stone patio, mature trees, perennials, and marine-grade low-voltage lighting that creates a magical ambiance at night. Plus, enjoy breathtaking mountain views with no neighbours in front or behind! Upstairs, you’ll find three generous bedrooms, including a serene primary retreat with a 5-piece ensuite featuring dual vanities, a soaker tub, and a spacious walk-in closet. A cleverly designed guest bathroom offers double sinks in one area, with the toilet and tub in a private adjacent space—perfect for busy households. The upper level also boasts a cozy bonus room and a well-appointed laundry area with extra storage. Additional upgrades include central air conditioning, a water softener, heated double garage, custom blinds on every window (some motorized), and a front porch ceiling outlet—ideal for hassle-free holiday lighting, controlled by a switch in the front closet. The 4-ft wide staircase makes moving a breeze, and the basement remains

undeveloped and ready for your custom touch. Situated in a prime location near schools, shopping, the South Health Campus, and future LRT, this home combines functionality, comfort, and style. Don't miss your opportunity to own this well-loved and thoughtfully upgraded home in Seton! (Metal sign on fence gate and backyard excluded.)