

## 240 Seton Villas SE Calgary, Alberta

MLS # A2222693



# \$855,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

A Huge price adjustment! An incredible chance awaits to own an expansive residence in Seton featuring 6 bedrooms, a fully TWO BEDROOM walkout LEGAL basement suite. This stunning WALK-OUT Concord home boasts an open-concept design with a versatile flex room. This impeccably maintained contemporary home boasts nearly 3100 square feet of developed living space, encompassing 6 bedrooms, 3 full bathrooms, 2 kitchens, and a legal 2-bedroom suite with its own entrance. The main floor showcases a bedroom suite, a 3-piece full bath, and an open-concept layout comprising a generously sized living room with an electric fireplace, a spacious dining area opening to an south-facing backyard with amazing view, and a gourmet kitchen equipped with ample cabinets, quartz countertops, an HUGE island, and high end build-in stainless steel appliances including a gas cooktop, built-in oven and microwave. Additionally, there's a thoughtfully design of walk through pentry that connect tothe garage. Lux Vinly flooring graces the main level, complemented by 9-foot ceilings. Ascend the plush-carpeted stairs to discover 3 bedrooms, 2 full bathrooms, and a bonus room on the second floor. The expansive primary bedroom features a lavish ensuite with dual sinks, a separate shower, with a tub, and a private toilet, along with a large walk-in closet equipped with organizers. A spacious bonus room provides a separation between the primary bedroom and the remaining 2 bedrooms and 4-piece bathroom on this level. Access the 2-bedroom legal suite through a separate entrance, boasting 9-foot ceilings throughout (except in the kitchen) and large windows that flood the space with natural light. This unit comprises a bright living area, dining room, well-appointed kitchen with high white cabinets and quartz counters, 2 bedrooms, a den, a 4-piece bath, and laundry room. The

front double attached garage features high ceilings and is insulated and drywalled. Move into this nearly new home immediately and take advantage of the opportunity to rent out the walkout legal basement suite. Enjoy the convenience of walking to nearby restaurants, playgrounds, and amenities in the award-winning community of Seton, which offers an array of facilities including the South Health Campus, YMCA, and a forthcoming community center. Don't miss out on this gem—contact your realtor today to schedule a viewing.