

**308, 4350 Seton Drive SE  
Calgary, Alberta**

**MLS # A2227140**



**\$368,880**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*ATTENTION\*\***Whether you're a first time homebuyer, investor, small family, or someone who works from home, this is the home you've been waiting for! Proudly built by Cedarglen Living, this 2 bedroom, 2 bathroom modern condo in the heart of Seton checks all the boxes and more. From the moment you step in, you'll feel the warmth and openness of a space that's been thoughtfully designed with both comfort and function in mind. The kitchen is bright and spacious, featuring an extended Long Island that's perfect for cooking, entertaining, or even casual dining. You'll love the sleek white cabinetry that stretches to the ceiling, full stainless steel appliance package, and yes a pantry for all your extra storage needs! To your right, the primary bedroom is your private retreat, complete with a 4 piece ensuite that includes a standing shower and double vanities, plus a large walk in closet to accommodate your entire wardrobe. On the opposite side of the unit, the second bedroom is conveniently located next to its own 4 piece bathroom this one featuring a bathtub where you can unwind and enjoy a soak with your favourite Epsom or bath salts after a long day. All living spaces including both bedrooms and the living room feature large windows that bring in abundant natural sunlight, creating a bright and uplifting atmosphere. You'll feel the fresh air flow through the space, and the sense of openness will make you feel at home the second you walk in. Step outside from the living room and enjoy your private patio facing a quiet green space no neighbours behind! It's the perfect spot for a peaceful morning coffee or summer BBQs in the sun. Bonus features? Absolutely. You'll enjoy a spacious laundry room with tons of extra storage, TWO titled underground parking stalls side by side, an assigned storage locker,

and a secure bike room. Located in arguably one of the best spots in Seton, this home is just steps from Superstore, VIP Cineplex, trendy caf  s and restaurants, South Health Campus, and the largest YMCA in North America. Plus, it's just a couple of minutes to Deerfoot Trail for quick and easy commuting. This isn't just a condo it's a home that brings together style, functionality, and lifestyle. You must see it to believe it. You absolutely shouldn't miss this one. Book your private showing today and experience everything this home has to offer!