

**140 Seton Terrace SE  
Calgary, Alberta**

**MLS # A2236312**



**\$785,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/a		

**\*\*OPEN HOUSE SATURDAY 11:00 to 2:00.\*\*THIS HOME SHOWS LIKE NEW AND HAS FEATURES NOT AVAILABLE WITH MANY OTHERS--HUGE LOT WITH AN OVERSIZED HEATED AND INSULATED DETACHED GARAGE 25 X29 (MECHANICS DREAM), AMPLE R.V. PARKING, AIR CONDITIONING, DEVELOPED BASEMENT WITH A PRIVATE ENTRANCE FOR A HOME BUSINESS OR EXTENDED FAMILY USE, AND A SPICE KITCHEN OFF THE MAIN KITCHEN!!! THIS ONE WILL TICK A LOT OF BOXES FOR THE RIGHT FAMILY MATCH. VERY CONVENIENT ACCESS TO PARKS, SHOPPING, SOUTH CAMPUS HOSPITAL, AND THE Y.M.C.A.!** This is a must see to appreciate and compare the value and upgrades. Consider the convenience and/or added income possibilities with the huge lot that is functional for off street parking, your R.V. quad, boat or other toys, or work vehicles. All this with the ultimate Man Cave 25X29!! Come on, this is your dream coming true! Ample room to add another garage, or perhaps a carriage house? POSSESSION IS NEGOTIABLE.