

**94 Seton Road SE  
Calgary, Alberta**

**MLS # A2248408**



**\$775,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Solar Panels

**\*OPEN HOUSE: Saturday August 23 from 11-2PM\*** Welcome to 94 Seton Road, offering OVER 2,200 square feet of thoughtfully designed living space and LOCATED RIGHT ACROSS FROM THE NEW COMMUNITY CENTRE. From the moment you enter, you are welcomed by a bright and airy foyer that flows seamlessly into a dedicated office featuring floor-to-ceiling bookshelves—an ideal retreat for any book lover or professional working from home. At the heart of the main floor lies the kitchen, designed as both a gathering place and a functional workspace. With quartz countertops, a generous island, BUILT IN STAINLESS STEEL APPLIANCES, and ample cabinetry, this space is perfectly suited for everyday family living as well as entertaining. Adjacent to the kitchen are the living and dining areas, creating an open-concept layout that encourages connection and comfort. From here, access the backyard where a large deck and green space provide the perfect setting for summer evenings and outdoor enjoyment. Upstairs, a spacious family room serves as the perfect spot for movie nights or casual relaxation. The primary suite offers a spa-like retreat with expansive windows, an oversized walk-in closet that connects directly to the laundry room, and a luxurious five-piece ensuite featuring HEATED FLOORS, a deep soaker tub, dual vanities, and a stand-alone shower. Two additional bedrooms and a well-appointed four-piece bathroom complete this level, offering both privacy and convenience for family members or guests. The unfinished basement provides a blank canvas to tailor the space to your needs, whether you envision a home gym, media room, or additional living area. Don't forget all of the amazing energy efficiency in this home including SOLAR PANELS, TRIPLE PANE WINDOWS, TANKLESS WATER HEATER AND ENERGY EFFICIENT FURNACE. Set

within the growing and vibrant community of Seton, this home is steps away from the brand-new community center offering TENNIS COURTS, a recreation facility, SPLASH PARK, and basketball courts. Nearby amenities include restaurants, schools, shopping, the YMCA, SOUTH HEALTH CAMPUS, and a VIP Cineplex MOVIE THEATRE, ensuring everything you need is within easy reach. This home combines comfort, functionality, and location to deliver an exceptional lifestyle opportunity. Book your private showing today to experience everything 94 Seton Road has to offer.