



GRASSROOTS
REALTY GROUP

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605, 474 SETON Circle SE
Calgary, Alberta

MLS # A2265673



\$449,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,442 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Custom Closet Organizers, Tire Rack in the Garage, Venetian Blinds and the remote for the blinds, All Curtain Rods in Bedrooms

CUSTOM UPGRADES THROUGHOUT — 1,442 DEVELOPED SQ FT + 319 SQ FT UNDEVELOPED = 1,761.25 TOTAL SQ FT TOP GRADE APPLIANCES, DESIGNER CLOSETS, CUSTOM WINDOW COVERINGS, REMOTE CONTROL BLINDS, CENTRAL A/C, PANTRY, SHELVING, INSULATED ATTACHED GARAGE, BASEMENT, + MORE! The 5-level split is stylish and chic. The main living spaces are open + spacious, easily accommodating time together—whether you're hosting guests or enjoying a relaxed evening at home. SOARING 12'9" VAULTED CEILINGS in the living room create an immediate sense of 'AWE'. You feel an inviting, open & airy home that's rarely found in townhome living. A striking architectural cutout connects the dining area to the living room below, bringing even more style to your new home. The heart of your new home is a bright, open-concept kitchen/dining area. South-facing filled w/natural light is uplifting & warm. Featuring quartz countertops, full-height cabinetry, + UPGRADED APPLIANCES including an induction range, Miele dishwasher, & XL-fridge. Sunny south-facing balcony w/gas line for your BBQ—perfect for grilling! DUAL PRIMARY BEDROOMS. Upstairs is a rare design w/2 Primary Bedrooms. Each w/full ensuite & upgraded HUGE custom-designed walk-in closets. This smart layout provides exceptional flexibility for couples, guests, or shared living—where privacy and comfort are equally prioritized. WALK-IN LAUNDRY ROOM adds everyday convenience, complete w/a high-end MIELE WASHER & DRYER, plus built-in storage. ATTACHED, INSULATED GARAGE (never scrape your winter car windows again!) Access the garage via a private, paved back alley, complete w/heavy-duty tire storage. This area connects seamlessly to a

functional mudroom, w/a separate rear entrance. For added convenience, there are additional curbside parking steps from your front door. The lower level adds even more versatility. Set up as a home gym, w/extensive storage, this additional space is a standout feature—especially in a market where most comparable homes offer no basement at all. With plumbing roughed in, it presents an opportunity to create a 4th bathroom + potential 3rd bedroom, giving you flexibility and function + it can be privately accessed from the back entry. IMMACULATE CONDITION. Your new home has been consciously cared for as a FRAGRANCE-FREE, CHEMICAL-FREE HOME—contributing to a healthy, clean, fresh living experience for your well-being. LIFESTYLE LIVES HERE. Set within the vibrant, SAFE and walkable community of Seton, this home offers more than just a place to live—it offers a lifestyle. Parks & playgrounds just steps from your home. The community centre has a splash park, hockey rink, tennis/pickleball, a gym, indoor programs & a DOG PARK. Hospital, YMCA, gyms, shops, groceries, restaurants, VIP movie theatre, schools for all ages, professional day care, & growing every month, all within walking distance. Plus, fun, safe bike trails. The future Green Line LRT station is just 2 blocks away, adding accessibility + long-term value to your new home.