



**608, 20295 Seton Way SE  
Calgary, Alberta**

**MLS # A2294547**



**\$529,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

SETON SERENITY, one of Calgary's most sought-after developments, built by CedarGlen Living—winner of the CustomerInsight Builder of Choice Award for 5 consecutive years. Welcome to this spacious 1,711 sq.ft. RMS (1,805 sq.ft. builder size) 3-bedroom, 2.5-bath townhome featuring an open-concept layout, 9' ceilings, and LVP flooring throughout the main living level. Perfectly positioned directly facing the pond, this home offers beautiful open views right at your doorstep, creating a peaceful and premium living environment. The south-facing exposure fills the home with abundant natural light throughout the day, making it bright, warm, and energy-efficient—helping reduce utility costs year-round. The kitchen is thoughtfully designed with full-height cabinetry, quartz countertops, subway tile backsplash, undermount sink, and stainless steel appliances. The oversized island flows seamlessly into the spacious living and dining areas—ideal for everyday living and entertaining. The primary bedroom features a generous walk-in closet, quartz countertops, dual sinks, and a stand-up shower. Additional bedrooms are perfect for family, guests, or a home office. The upper level also includes convenient laundry (washer & dryer included) and a 4-piece bathroom with quartz counters and a tub/shower combo. A double side-by-side garage keeps your vehicles secure and protected in all seasons. Enjoy exceptional amenities just steps away, including the world's largest YMCA, Seton HOA, South Health Campus, shopping, restaurants, and cafes. Pet-friendly complex. Move-in ready with immediate possession available. Virtual tour available.