



612 Seton Circle SE
Calgary, Alberta

MLS # A2301269



\$815,000

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|------------------|--------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,980 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Zero Lot Line | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: Basement Fridge, Bsmt Stove, Bsmt Dishwasher

****OPEN HOUSE SUNDAY MAY 3rd 1PM to 3PM****Welcome to this exceptional two-storey FINISHED WALK-OUT residence in the dynamic and highly coveted community of Seton—where modern design meets elevated living. Impeccably maintained and thoughtfully upgraded, this 4-bedroom, 3.5-bathroom home offers a seamless blend of sophistication, comfort, and versatility. The main level is adorned with elegant luxury vinyl plank flooring and showcases a bright, open-concept design curated for both everyday living and upscale entertaining. Expansive living and dining spaces are complemented by a stylish fireplace, creating a warm yet refined ambiance. The gourmet kitchen serves as the centerpiece of the home, featuring an oversized granite island, premium stainless steel appliances including a gas cooktop, and a spacious walk-through pantry—designed to accommodate both functionality and style. Upstairs, the serene primary retreat offers a spacious walk-in closet and a beautifully appointed 4-piece ensuite, creating a private sanctuary to unwind. Two additional bedrooms, a generous bonus room, and a conveniently located upper-level laundry room complete this thoughtfully designed upper floor. Adding exceptional value, the fully developed WALK-OUT basement features a newly completed legal suite with its own private living space, bedroom, and elegant 4-piece bathroom—ideal for extended family, guests, or refined rental opportunities. Situated in one of Calgary’s most vibrant and amenity-rich communities, Seton offers unparalleled access to the South Health Campus, the world-class YMCA, shopping, dining, and an exciting array of upcoming recreational amenities designed to enhance everyday living. A rare opportunity to own a home that perfectly balances luxury, lifestyle, and investment potential.