



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4135 Seton Drive SE  
Calgary, Alberta**

**MLS # A2302453**

**\$435,000**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

BRAND NEW CARPETS & FRESHLY PAINTED! Welcome to this END UNIT townhome with 3 BEDROOMS | 2.5 BATHS | DOUBLE ATTACHED TANDEM GARAGE | CENTRAL A/C | TONS OF HIGH END BUILDER UPGRADES | beautifully built by Trico Homes in Calgary's urban district SETON! Combining functionality with modern luxury, be impressed the moment you set foot the open concept main floor with natural light illuminating through the many oversized windows at every turn, you can only find in an end unit. This flows perfectly into the exquisite kitchen boasting full height cabinets, stainless steel appliances with built-in microwave, quartz countertop and flush eating bar. It seamlessly blends into the cozy dining area and spacious a living room that leads to a balcony ready for BBQs. Main floor also features 9 ft ceiling height, knockdown texture, vinyl flooring that is durable and easy to clean. A half bathroom completes this level. The upper floor offers 3 generously sized bedrooms with the master suite featuring a large walk-in closet and full ensuite. Convenient laundry is also located on the upper floor. Parking will never be a problem, thanks to the double attached tandem garage that is perfect for keeping your car warm with lots of space for storage and a utility room. This unit also has plenty of street parking and close distance to visitors parking. Maintenance-free living in a well managed complex with low condo fee. This property is strategically located within walking distance to YMCA , The South Health Campus hospital, public library, JCS High School, Cineplex Cinema, banks, grocery stores, restaurants, bars, and a huge green space! Book your showing today and don't miss out on the opportunity to own this beautifully upgraded end unit townhome! \*\* 3D VIRTUAL TOUR AVAILABLE\*\*