



**GRASSROOTS**

REALTY GROUP

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**353 Seton Villas SE  
Calgary, Alberta**

**MLS # A2305985**

**\$800,000**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,011 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** 6 Solar Panels, Ring Doorbell and Cameras

Welcome to 353 Seton Villas SE, a beautifully designed and thoughtfully upgraded JAYMAN BUILT home in the heart of Seton, featuring 6 SOLAR PANELS and TRIPLE-PANE WINDOWS, along with exceptional versatility thanks to a FULLY LEGAL one-bedroom, one-bathroom basement suite—perfect for extended family, guests, or additional rental income. From the moment you step inside, you’ll appreciate the bright, modern design, open-concept layout, and abundance of natural light that fills the home. The main floor is both stylish and functional, featuring a spacious living area and a contemporary kitchen complete with sleek finishes, ample cabinetry, and a large island that’s ideal for meal prep and casual dining. The adjacent dining space is framed by oversized windows and highlighted by soaring ceilings, creating an inviting setting for both everyday living and entertaining. Upstairs, the home continues to impress with well-appointed bedrooms, comfortable living spaces, and thoughtful design throughout. The primary retreat offers a private escape at the end of the day, while the additional bedrooms provide flexibility for growing families, overnight guests, or a home office. Every detail has been carefully considered to enhance comfort, style, and practicality. The fully developed legal basement suite adds tremendous value to this property. Complete with its own private entrance, full kitchen, living area, one bedroom, and a full bathroom, it presents an excellent mortgage helper opportunity or a private space for multi-generational living. Whether you’re an investor or a homeowner looking for flexibility, this feature truly sets this property apart. Living in Seton means enjoying one of Calgary’s most vibrant, amenity-rich communities. Residents have convenient access to South Health Campus, Brookfield Residential YMCA at Seton,

shopping, restaurants, entertainment options, and Calgary Public Library &ndash; Seton. With nearby schools, parks, walking paths, and quick access to Deerfoot Trail and Stoney Trail, commuting throughout the city is simple. Seton offers a vibrant, walkable lifestyle with everything you need close to home, making it one of southeast Calgary's most desirable communities. Don't miss this incredible opportunity&mdash;book your private showing today!