



**50 Seton Parade SE  
Calgary, Alberta**

**MLS # A2306827**



**\$850,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,423 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, No Back Lane, Underground Sprinklers,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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:** Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** curtain rods, built-in speakers, motion sensors & door contacts, door bell camera, security control panel by garage door & primary bedroom, remotes for primary bedroom & stair blinds, shelves in nursery, white shelving in basement.

Welcome to this exceptional executive home, perfectly positioned on a large corner lot in the vibrant community of Seton. Offering an oversized triple garage and thoughtfully curated upgrades throughout, this residence delivers the perfect blend of luxury, comfort, and functionality. A welcoming foyer introduces the bright, open-concept main floor, highlighted by 9-foot ceilings & 8-foot doors on main & upper levels with elegant finishes. The sun-filled great room is anchored by a striking 60” Amantii electric fireplace. Designed for both everyday living and entertaining, the chef-inspired kitchen features full-height white cabinetry, quartz countertops, large central island with waterfall edge, & premium stainless steel appliances. A dedicated coffee station and walk-through pantry with a custom built-in bar featuring glass cabinetry, wine rack, beverage fridge and abundant storage add both style and convenience. Spacious dining area flows seamlessly from the kitchen offering ample room for family gatherings and entertaining. A versatile open office space, 2-pc powder room, & luxury vinyl plank flooring throughout complete the main level. The home is flooded with natural ambient light throughout with the abundant windows. Upstairs, a comfortable bonus room provides additional living space, equipped with built-in speakers. The generous primary suite showcases a vaulted ceiling, easily accommodates a king-sized bed, features a walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, freestanding soaker tub, glass-enclosed shower, and private water closet. Two additional well-sized bedrooms, a 4-pc main bathroom & laundry with custom cabinetry complete the upper level. The unspoiled basement boasts impressive 8’x8’ ceilings and rough-in plumbing, offering endless potential for future development. Step outside to a professionally

landscaped and fully fenced yard, complete with a 6-zone irrigation system (including tree lines), ambient night lighting, & an additional gas line for a fire table. Exterior rough-in conduits are in place for future hot tub and patio lighting. The garage is roughed in for a heater (gas & electrical), 240V plug for EV charging. Notable upgrades include: Central A/C, Hunter Douglas automatic blinds, Kinetico water softener, Tankless water heater, Gas line for BBQ, in-ceiling speakers, wired-in for exterior cameras, HRV fresh air ventilation. Built as a customized version of the "Clairmont" model by Cedarglen, this gorgeous home reflects meticulous attention to detail and undeniable pride of ownership. Located just minutes from parks, pathways, & protected natural areas, offering unparalleled access to Seton's premier amenities—including South Health Campus, YMCA, shopping, dining, entertainment, and more. Quick connections to Deerfoot Trail and Stoney Trail, commuting is effortless. This is more than a home - it's a complete lifestyle in one of Calgary's most dynamic and connected communities.