



170 Seton Grove SE
Calgary, Alberta

MLS # A2308275



\$575,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,656 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

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

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Shed in the back, Security System, TV Mounts, Built-in Speakers

Welcome to this beautifully upgraded and meticulously maintained home in the heart of Seton, offering nearly 2,500 sq. ft of total living space and an exceptional layout designed for modern living. Built by Brookfield with over \$60,000 in upgrades, this home stands out from the moment you step inside. The main level features a bright and open floor plan with high ceilings, a cozy gas fireplace, built-in speakers, and a well-appointed kitchen complete with a gas range and quality finishes throughout. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a spa-inspired ensuite with a soaring vaulted ceiling, featuring a double vanity, upgraded tile, and a walk-in shower. A full bathroom, convenient upper-level laundry, and a versatile bonus room perfect as a home office, playroom, or additional living space complete the upper level. The fully finished basement offers impressive additional living space with 9’ ceilings, including a large recreational area, a FOURTH bedroom, and a FULL bathroom- a valuable and functional addition for guests, extended family, or added flexibility. A separate entryway further enhances the usability of this space. The home has just been freshly painted throughout, giving it a clean, modern feel. Outside, you’ll find BRAND NEW professional landscaping that transforms the backyard into a private, low-maintenance oasis. The north-facing yard is ideal for relaxing or entertaining. Located on a nice street just moments from “The Block” community hub- featuring a water park and recreational amenities- as well as the South Health Campus, the YMCA, shopping, restaurants, and more nearby. With quick access to Deerfoot Trail, this home offers the perfect balance of convenience and lifestyle. This is a truly move-in ready, standout property in one of

Calgary's most desirable new communities!