



**54 Seton Manor SE**  
**Calgary, Alberta**

**MLS # A2308792**



**\$729,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<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>	Linoleum, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Hot Tub

This beautifully appointed, sun filled modern home is perfectly designed for comfortable family living, both now and for years to come. The open concept main floor centers around a spacious, bright kitchen complete with a walk-in pantry and a striking fireplace feature wall that creates a warm, inviting atmosphere. The outdoor space is equally impressive; the south facing backyard is a private oasis ideal for both entertaining and relaxation, featuring a hot tub and low-maintenance artificial turf that stays perfectly green year round. Upstairs, you will find a generous bonus room, three comfortable bedrooms, two full bathrooms, and the added convenience of upper level laundry. The primary suite is a true retreat, easily accommodating a king size bed and featuring a walk-in closet and a private ensuite. The home's value is further enhanced by a fully finished basement, an investment of approximately \$35,000, which provides a fantastic secondary space for relaxing or hosting guests, with the flexible option to add an additional bedroom if desired (please see the floor plan or virtual tour for details). Additional highlights include a heated garage and central air conditioning for year round comfort. Situated in Seton, Calgary's highly coveted "second inner city" and the recipient of the 2021 Best Community award, this home is just steps away from the YMCA, library, grocery stores, local schools, and the South Health Campus. Priced competitively to sell, this is an exceptional opportunity to secure a move in ready home in one of the city's most desirable neighborhoods.