



353 Seton Villas SE
Calgary, Alberta

MLS # A2314964



\$750,000

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

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

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 located in the heart of Seton. Complete with 6 SOLAR PANELS, TRIPLE-PANE WINDOWS, and a FULLY LEGAL one-bedroom, one-bathroom basement suite, this property offers exceptional versatility for homeowners, multi-generational families, or investors seeking additional rental income opportunities. From the moment you step inside, you are welcomed by a bright and modern open-concept layout filled with natural light. The main floor has been carefully designed to balance style and functionality, offering a spacious living area that seamlessly connects to the contemporary kitchen. Featuring sleek finishes, ample cabinetry, and a large central island, the kitchen provides the perfect space for everyday meal preparation, casual dining, and entertaining guests. Adjacent to the kitchen, the dining area is highlighted by oversized windows and soaring ceilings that create an inviting and airy atmosphere throughout the home. Upstairs, you will find thoughtfully designed living spaces that continue the home's modern and comfortable feel. The primary bedroom serves as a relaxing retreat, while the additional bedrooms provide flexibility for growing families, guests, or a dedicated home office setup. Every space has been carefully planned to maximize comfort, practicality, and everyday functionality. The fully developed legal basement suite adds tremendous value and flexibility to this property. Featuring its own private entrance, full kitchen, living area, spacious bedroom, and full bathroom, the suite is ideal for extended family, guests, or as a mortgage helper. Whether you are looking for additional living space or a smart investment opportunity, this legal suite provides endless possibilities. Living in Seton means enjoying one of Calgary's most

vibrant and amenity-rich communities. Residents have convenient access to the South Health Campus, Brookfield Residential YMCA at Seton, shopping, restaurants, entertainment, and the Calgary Public Library – Seton. With nearby schools, parks, walking paths, and quick access to Deerfoot Trail and Stoney Trail, commuting throughout the city is effortless. Seton offers a dynamic, walkable lifestyle with modern conveniences close to home, making it one of southeast Calgary’s most desirable communities. Don’t miss your opportunity to own this exceptional home in Seton — book your private showing today!