



44 Seton Villas SE
Calgary, Alberta

MLS # A2317388



\$669,798

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Walk-In Closet(s)		

Inclusions: None

An outstanding opportunity to own a well-maintained, highly upgraded home with a legal basement suite in the desirable community of Seton. Located on beautifully landscaped Seton Villas, this home features a private backyard and a thoughtfully designed layout ideal for modern family living. Offering 5 bedrooms (3 upstairs and 2 downstairs), 3.5 bathrooms, two separate living spaces, and a fully legal two-bedroom basement suite, this property provides exceptional versatility—perfect for extended family living, rental income, or investment purposes. With over 1875 sq. ft. above grade, the main floor features a modern open-concept design with 9” ceilings, luxury vinyl plank flooring, and large windows that bring in abundant natural light. The kitchen is both stylish and functional, showcasing extended cabinetry, a large island, chimney hood fan, built-in microwave, and a timeless neutral finish. The spacious great room connects seamlessly to the dining and kitchen areas, creating an inviting space for both everyday living and entertaining. A flexible main-floor room, ideal for an office or playroom, along with a 2-piece bathroom, completes the level. Upstairs, a central bonus room provides separation between the primary suite and secondary bedrooms for added privacy. The primary bedroom includes a well-appointed ensuite with dual sinks and a tub/shower combination. Two additional bedrooms, a full bathroom, and upper-level laundry complete the upper floor. The fully developed basement offers a legal two-bedroom suite with 9” ceilings, a full kitchen, living and dining area, bathroom, and private laundry—ideal for generating income or hosting extended family. Outside, the home includes a private backyard, double parking pad, and a front exterior enhanced with stone detailing and professional landscaping.

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