



54 Seton Manor SE
Calgary, Alberta

MLS # A2317575



\$739,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Hot Tub, Security Camera System (4 total: garage door, front door, main floor and backyard), shoe rack and mirror in the mudroom, decor shelf in the bathroom on the main floor.

OPEN HOUSE JUNE 20th 12-3 PM!!! Located on a quiet street in Seton, this well-maintained 2018 home offers nearly 2,000 sq. ft. of above-grade living space, a fully finished basement, and a heated double attached garage with clean epoxy flooring. The main floor features a bright, functional layout designed for both daily life and entertaining. The upgraded kitchen is a standout feature, complete with full-height ceiling-height cabinetry, quartz countertops, a walk-in pantry, convenient pull-out drawers, a chimney-style range hood, stainless steel appliances, and a newer built-in microwave. Large windows flood the entire open-plan space with natural light throughout the day. Upstairs is thoughtfully organized for family privacy. A central bonus room offers a dedicated space for family movie nights or a kids' play area, separated from the bedrooms. The spacious primary bedroom comfortably accommodates a full king-sized bedroom set and features a private 4-piece ensuite and a walk-in closet. Two additional bedrooms, a full bathroom, and a dedicated upper-floor laundry room complete this level. The finished basement significantly extends your usable living space. It features a large family room perfect for game days, a separate games/recreation area that can easily host a pool table or home gym, a full 4-piece bathroom, and the structural flexibility to add a fourth bedroom if your family grows. Extensive recent maintenance and functional upgrades ensure a completely move-in-ready experience. The home features fresh interior paint, updated light fixtures throughout, upgraded electrical panel switches, a TV hookup already installed above the fireplace, central air conditioning, and tankless hot water. For total peace of mind, the property includes a comprehensive security camera system with both interior and exterior cameras. Every detail has been attended to,

including professional carpet cleaning, professional duct cleaning, and brand-new furnace filters. The sunny, south-facing backyard is a private outdoor extension of the home, fully fenced and landscaped with artificial turf for zero maintenance. Designed for year-round enjoyment, you can host summer barbecues on the deck under the pergola, or relax in the hot tub on crisp winter evenings. Positioned just minutes from Seton's schools, shopping, diverse restaurants, parks, pathways, the YMCA, and the South Health Campus, this home combines an ideal location with a layout that functions perfectly for a modern family.