



**984 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2318032**



**\$605,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water		

**Inclusions:** N/A

Welcome to this former Cedarglen show home located in the heart of Seton community. The main floor offers an open great room and kitchen leading to a west facing backyard with deck. The kitchen is equipped with granite counters, central island, and a walk-in pantry, and dining area. The upper level includes 3 bedrooms and laundry. The home is fully equipped for comfort with central air conditioning, a tankless hot water system, and a single attached garage. It's a No Animal and No Smoking Home. The location is excellent, putting you within walking distance of the Seton YMCA, South Health Campus, local schools, shopping, and parks. Easy access to Deerfoot Trail and Stoney Trail. This is a perfect opportunity to own this former show home in one of Calgary's most convenient and fast-growing neighborhoods.