



**836 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2318656**



**\$614,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, See Remarks, Single Gar		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wall mounts, Fireplace in basement, Pergola

\*OPEN HOUSE SATURDAY JUNE 13 from 2:00-4:00PM\*Welcome to 836 Seton Circle SE, a beautifully maintained and thoughtfully upgraded home offering stylish living in one of Calgary's most vibrant and amenity-rich communities. From the moment you arrive, the charming exterior styling and beautiful landscaping creates a warm first impression and leads you into a spacious foyer with a front closet and extra window for natural lighting. Step inside and you'll immediately notice the bright, open-concept layout enhanced by natural light streaming in from the SW facing backyard. The main living area flows to create an inviting space. At the heart of the home is the stunning kitchen, designed with both function and style in mind. A large central island provides ample prep space and seating, while ceiling-height cabinetry, quartz countertops, a classic subway tile backsplash add timeless style. Just off the kitchen, the dining area comfortably accommodates a large table and offers easy access through sliding patio doors to the rear deck, making indoor-outdoor entertaining seamless during the summer months. The sun-filled living room features large windows with convenient up/down blinds providing a comfortable place to unwind. Completing the main level is a powder room with access through a spacious mudroom to the single attached garage. The primary suite is situated at the back of the home, offers unobstructed mountain views to enjoy year-round. The spacious ensuite includes a large shower, double vanity with quartz counters, and a large walk-in closet. Central air conditioning ensures year-round comfort. Two additional generously sized bedrooms, a stylish four-piece bathroom, and the convenience of upper-level stacked laundry with linen closet shelving complete this floor. The fully finished basement expands the home's living

space and includes a large recreation/media area, fourth bedroom, and a full bathroom, great for guests, visitors or lounging. The mechanical room is a massive storage space full of shelving. This home has been further enhanced with thoughtful upgrades such as an extended driveway that easily fits 2 vehicles, hot water on demand, only hard surface flooring (no carpets) and a beautifully designed backyard with a pergola, platform deck, artificial turf to ensure you spend your time enjoying and not maintaining! Located in the thriving community of Seton, you'll enjoy quick access to Stoney Trail and Deerfoot Trail, along with nearby shopping, restaurants, coffee shops, entertainment, and the South Health Campus. Residents also benefit from exclusive access to The Block & Seton Homeowners Assoc, featuring amenities including party rooms, splash park, hockey rink, playgrounds, & more! Come & take a look!