



GRASSROOTS

REALTY GROUP

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535 Seton Circle SE
Calgary, Alberta

MLS # A2319031



\$659,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: In the basement suite: refrigerator, stove electric, microwave hood fan, dishwasher, washer, dryer

Location, location, location, close to all amenities, including South Health Campus, theatres, parks, schools, restaurants, grocery stores, pharmacies, and the shopping and services of 130th Avenue. Enjoy easy access to Deerfoot Trail, Stoney Trail, and Highway 22X, making commuting anywhere in the city convenient. Excellent investment opportunity or great to live up and rent down. Features a two-bedroom basement legal suite with a separate entrance. Welcome to this beautiful two-story home built by Trico Homes. The main level features an open concept between the kitchen and living room, creating a bright and inviting space for everyday living. Vinyl plank flooring runs throughout the home, except the upper-level bedrooms that feature carpeting. The kitchen offers an abundance of cabinetry in a neutral color palette, a large central island with quartz countertops and an eating bar, stainless steel appliances, and a large west-facing window that fills the space with natural light. The spacious living room also features a large window for morning sun. Completing the main level is a convenient 2-piece bathroom and a large closet off the rear entrance. Step outside to the west-facing backyard, where you'll find a spacious deck, a partially fenced yard, and a large parking pad with room for up to four vehicles. Upstairs, you'll find three generously sized bedrooms, including a spacious master bedroom with a walk-in closet and a 4-piece ensuite. One of the secondary bedrooms also includes a walk-in closet. A second 4-piece bathroom completes the upper level. A bonus room in the center of the upstairs is great for another tv room or for the children to play. The legal suite in the basement has its own separate entrance and offers two bedrooms, a spacious open-concept between the kitchen and living area, quartz countertops, stainless steel appliances, and

ample cabinet space. The bedrooms are thoughtfully positioned on opposite sides of the legal suite for added privacy. A 4-piece bathroom completes this level. Please note that the property is currently tenant-occupied. Some photos have been digitally decluttered and enhanced for presentation purposes. Enhancements are limited to the removal of personal items, clutter, vehicles, and minor landscaping maintenance such as weed removal.