



114 Seton Grove SE
Calgary, Alberta

MLS # A2319720



\$650,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Se		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Gemstone Lighting, BBQ, Wall Shelves (bedroom, bathroom, bonus room)

Beautifully upgraded family home located in the sought-after community of Seton. Built by Trico Homes and thoughtfully designed throughout, this stunning two-storey features open-concept design, 9-foot ceilings, an oversized double detached garage, and numerous custom upgrades that elevate both style and function. The spacious front entry makes an impressive first impression, setting the tone with scale and sophistication. The main floor boasts a bright and welcoming floor plan, designed for everyday living. Accentuated by an abundance of natural light, and anchored by a cozy custom fireplace, the layout seamlessly connects the living, dining, and kitchen spaces. The chef inspired kitchen was carefully designed with both form and function in mind, featuring premium stainless steel appliances, quartz countertops, modern dual-tone, full-height cabinets, complete with under cabinet lighting, ample storage, and large central island. The adjacent and dedicated dining area is highlighted by an upgraded/oversized east-facing window. Additional main floor upgrades include a custom designed mudroom and pantry, providing practical storage solutions while maintaining the home's clean and modern aesthetic. Upstairs is host to two spacious secondary bedrooms, well-appointed main bath, versatile bonus room, and private primary suite complete with a spa-inspired ensuite and large walk-in closet. The unfinished lower level boasts nothing but potential, offering the opportunity to truly make this home your own. Fully landscaped front yard, decorative fencing, and gemstone lighting, highlight and enhance the home's curb appeal, while the oversized double detached garage offers ample room for vehicles, hobbies, toys, and add. storage. Ideally situated within one of Calgary's most vibrant southeast communities, Seton offers an unmatched combination of

convenience and lifestyle. Enjoy quick access to the South Health Campus, the world's largest YMCA, VIP Cineplex, restaurants, shopping, schools, parks, and extensive pathway systems, all just minutes from your front door. Welcome home! Welcome to Seton, one of Calgary's fastest-growing family communities!