



349 Seton Villas SE
Calgary, Alberta

MLS # A2323077



\$625,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to this stylish and move in ready 3 bedroom, 2.5 bathroom home in the sought after community of Seton. Designed with modern living in mind, the bright open concept main floor features a beautiful white kitchen accented by sleek black quartz countertops, a central island, and plenty of cabinet space. The spacious living and dining areas are perfect for everyday living and entertaining. Upstairs, you'll find a large bonus room, convenient upper floor laundry, and three generous bedrooms, including a private primary retreat complete with a walk in closet and ensuite bath. Step outside to the sunny south facing backyard, offering the perfect space to relax, garden, or enjoy summer evenings. Located just minutes from the South Health Campus, YMCA, shopping, restaurants, schools, parks, and all the amenities that make Seton one of Calgary's most desirable communities. An exceptional opportunity to own a beautiful family home in Calgary's premier urban district.