



GRASSROOTS
REALTY GROUP

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1071 Seton Circle SE
Calgary, Alberta

MLS # A2327761



\$670,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	Hot Tub, Smart home security system including cameras and WIFI capable garage opener		

Dream Garage. Massive Lot. No Condo Fees. Unmatched Lifestyle. Welcome to a truly one-of-a-kind property where the garage and backyard are every bit as impressive as the home itself. If you've been searching for the ultimate space to work, park, entertain, or simply enjoy more room for your vehicles, pets, and hobbies, this is the one. The showpiece is the nearly 800 sq. ft. heated triple garage—a rare find, thoughtfully designed with 9-foot overhead doors and enough space to comfortably fit three full-sized trucks. Built with a future vehicle lift in mind, it's the ideal setup for mechanics, car enthusiasts, contractors, hobbyists, or anyone who appreciates exceptional workspace and storage. Gated side access provides secure RV parking or a private gravel parking area with additional room for trailers, recreational vehicles, or extra vehicles—offering a level of flexibility that's nearly impossible to find within the city. Set on an impressive 5,300+ sq. ft. corner pie lot, this property offers outdoor space that truly sets it apart. Whether you're hosting family and friends, relaxing after a long day, or simply enjoying your own private retreat, this backyard delivers. Soak in the hot tub beneath the covered pergola, gather around the fire pit on cool evenings, or entertain on the expansive deck complete with exterior lighting that creates the perfect ambiance after sunset. With plenty of green space remaining for kids, pets, gardening, or future projects, this yard offers endless possibilities. Inside, the bright open-concept main floor is designed for both everyday living and entertaining. Durable laminate flooring, a wired speaker system, and a stunning 10-foot custom granite island create a space that's as functional as it is inviting. A convenient powder room completes the main level. Upstairs, you'll find three spacious bedrooms and two full bathrooms,

including a comfortable primary retreat featuring a custom beautifully tiled walk-in shower with a built-in bench. Located in the heart of Seton, one of Calgary's most desirable southeast communities, you'll enjoy quick access to the South Health Campus, YMCA, shopping, restaurants, schools, parks, entertainment, and major commuter routes. Properties that offer this caliber of garage, this amount of parking, and a lot of this size are exceptionally rare. This is more than just a home, it's a lifestyle opportunity that delivers space, functionality, and versatility you simply won't find elsewhere.