

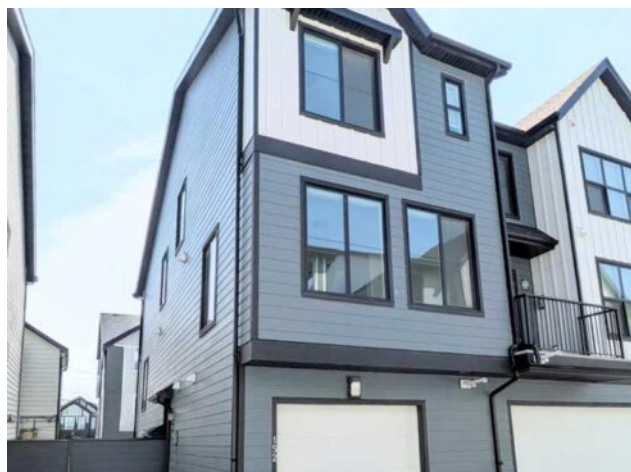


GRASSROOTS
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152, 380 Seton Villas SE
Calgary, Alberta

MLS # A2328400



\$385,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	958 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, See Remarks, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: n/a

Open House Sunday 12-3 July 12. Welcome to this stunning, Hardieboard-clad end-unit in the award-winning community of Seton. Bathed in natural light from additional windows, this home perfectly balances elevated design with everyday practicality. **Sophisticated Main Level:** The open-concept main floor features 9-ft textured ceilings and massive 8-ft West-facing windows that flood the space with afternoon sun. The chef-inspired kitchen is a true standout, boasting: • Floor-to-ceiling cabinetry and sleek quartz countertops. • Premium stainless steel appliances with a designer chimney hood fan. • An expansive island with seating—the social heart of the home. **Dual-Primary Retreat:** The upper level is designed for ultimate privacy, featuring two spacious bedrooms, each with its own private ensuite. This layout is a rare find, perfect for roommates, guests, or young families. For maximum convenience, the laundry is located on the same level as the bedrooms. **Premium Finishes & Features** • Central Air Conditioner • Zero Carpet: Durable Luxury Vinyl Plank (LVP) flows throughout the home, paired with elegant ceramic tile in the bathrooms. • Designer Privacy: High-end zebra blinds are already installed on all windows. • The "Big" Garage: The oversized (15' x 20') attached garage features a wider 9-ft door and ample room for storage. **The Seton Advantage:** Step outside and enjoy unparalleled walkability. You are minutes from the Seton YMCA, South Health Campus, Superstore, and the Cineplex VIP cinema. With Joane Cardinal Schubert High School nearby and easy access to Deerfoot and Stoney Trails, this home offers the ultimate urban-suburban lifestyle.