



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

156 Seton Villas SE
Calgary, Alberta

MLS # A2332755



\$665,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

Modern Elegance & Versatile Design in Seton | Main Floor Bedroom & Full Bath | Separate Basement Entrance Welcome to 156 Seton Villas SE, a beautifully designed home boasting exceptional curb appeal and over 1,800 sq. ft. of total living space in Calgary's highly desirable community of Seton. Step off the charming front porch into a wide, welcoming foyer that sets the tone for the open-concept main floor. The spacious living and dining areas flow effortlessly into a chef-inspired kitchen featuring a large central island, glass-front cabinetry, premium paint-grade finishes, and a generous pantry. A rare and highly practical feature of this floor plan is the main floor bedroom and full bath—ideal for multi-generational living, guests, or a private home office. Upstairs, the open bonus room offers flexible living space for movie nights or a play area. The primary retreat features large windows, a custom walk-in closet, and a luxurious 4-piece ensuite. Two additional spacious bedrooms, a 3-piece full bath, and a dedicated laundry room with built-in storage complete the upper level. Outdoors, step onto the large pressure-treated wood deck overlooking a spacious backyard ready for your personalized landscaping touches. The lower level includes a separate side entrance, offering massive potential. Unbeatable location: Walk to shopping, dining, VIP cinemas, the South Health Campus, and the Brookfield Residential YMCA, with fast access to Stoney Trail and Deerfoot. Book your private showing today!