



GRASSROOTS
REALTY GROUP

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34 Seton Road SE
Calgary, Alberta

MLS # A2333182



\$800,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: TV Brackets, Ring Doorbell and Rear deck Light, Solar Panels (35), Curtains in Living Room, Shed, SUITE: Refrigerator, Stove, Microwave Hoodfan, Dishwasher, Washer/Dryer, Window Coverings

Welcome to 34 Seton Road SE, a beautifully designed home offering the perfect blend of modern style, thoughtful functionality, and an exceptional location in one of Calgary's most vibrant and amenity-rich communities. Enhanced by an impressive 35 SOLAR PANELS, TRIPLE-PANE WINDOWS, CENTRAL AIR CONDITIONING, a TANKLESS WATER HEATER, and an electric vehicle charging rough-in, this home delivers exceptional energy efficiency, modern convenience, and long-term savings while supporting a more sustainable lifestyle. From the moment you step inside, you are welcomed by a bright and inviting interior filled with natural light. The open-concept main floor creates a seamless flow between the living room, dining area, and kitchen, making it easy to entertain guests or enjoy quality time with family. Large TRIPLE-PANE WINDOWS enhance the spacious feel while improving energy efficiency and allowing sunlight to fill the home throughout the day. The kitchen serves as the heart of the home, offering ample cabinetry, generous counter space, quality appliances, and a functional layout that makes meal preparation both practical and enjoyable. The central island provides additional workspace while also serving as the perfect gathering place for casual dining, morning coffee, or conversations with friends and family. The adjacent dining area offers plenty of room for everyday meals and larger gatherings alike. Upstairs, the spacious primary retreat provides a peaceful escape complete with a walk-in closet and a private ensuite designed for comfort and convenience. Additional bedrooms offer flexibility for children, guests, or a dedicated home office, while the full bathroom and thoughtfully planned upper-level layout make everyday living effortless for the entire household. The fully finished basement features a LEGAL 1 BEDROOM SUITE

complete with its own 4-piece bathroom, providing outstanding flexibility for homeowners. Whether you're looking to generate rental income, accommodate extended family, or create a private space for guests, this self-contained suite adds exceptional value and versatility to the home. Outside, the backyard has been thoughtfully designed with low-maintenance artificial grass, allowing you to enjoy a beautiful green space year-round without the ongoing upkeep of mowing, watering, or fertilizing. It offers the perfect setting to relax, entertain, or enjoy summer evenings while still providing plenty of room for children and pets to play. Living in Seton means embracing one of Calgary's premier urban communities where everything you need is just minutes from your doorstep. Located directly across the street from the Brookfield Residential Community Centre, you'll enjoy unbeatable access to the popular water park, expansive playgrounds, sports fields, and some of Calgary's newest outdoor pickleball courts. Residents also appreciate being just minutes from the Seton YMCA, South Health Campus, schools, shopping, restaurants, and countless everyday amenities.