



GRASSROOTS
REALTY GROUP

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4367 Seton Drive SE
Calgary, Alberta

MLS # A2334276



\$439,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Portable Air Conditioner unit in the primary bedroom

Welcome to the beautiful, 3-bedroom, 2.5-bathroom, single-attached-garage townhouse in the highly desirable community of Seton. This move-in-ready home features an open layout with a thoughtfully designed living area with large windows, allowing plenty of natural light - perfect for everyday living and entertaining alike. The stylish kitchen features quartz countertops, stainless steel appliances, and designer fixtures, all flowing seamlessly into the living and dining areas. Elegant finishes throughout include vinyl plank flooring in the main living areas, tiled bathroom floors, and a sophisticated interior design that strikes the perfect balance between warmth and contemporary design. Upstairs, the primary bedroom offers a private ensuite and ample closet space, while two additional bedrooms and a full bathroom provide flexibility for family living, guests, or a home office. A convenient half bath on the main floor rounds out this thoughtfully laid-out home. Located steps from South Health Campus, shopping, restaurants, theatres, parks, schools, scenic pathways, transit & minutes from the world's largest YMCA. This stunning Seton home is also perfectly positioned for short-term and long-term rental income alike. This is modern Seton living at its finest.