



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Seton Rise SE
Calgary, Alberta

MLS # A2342786



\$765,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: none

4 BEDS | 3.5 BATHS | CENTRAL A/C | TANKLESS HWT | DOUBLE ATTACHED GARAGE| Solar Panel Welcome to this beautifully designed 2-storey home in the highly desirable community of Seton! Offering 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed open-concept layout, this home combines modern style with everyday functionality. Step inside and you'll immediately appreciate the soaring ceilings and abundant natural light. The main floor features a stunning modern kitchen complete with quartz countertops, soft-close cabinetry, a 5-burner gas range, and stainless steel KitchenAid appliances. The kitchen flows seamlessly into the spacious living area, making it ideal for both everyday living and entertaining. A convenient walk-through pantry provides ample storage and connects the kitchen to the mudroom, offering easy access when coming home from the attached double garage. A 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a luxurious 5-piece ensuite. Enjoy the convenience of dual sinks, a relaxing soaking tub, and a separate shower. The additional two bedrooms are complemented by a full 4-piece bathroom. The fully finished basement offers even more living space, featuring a fourth bedroom, a 4-piece bathroom, and a versatile recreation area perfect for entertaining, movie nights, or family gatherings. Outside, the backyard is designed for summer enjoyment, featuring a large deck and pergola—perfect for relaxing, hosting friends, or enjoying your morning coffee. Additional highlights include central air conditioning, a tankless hot water system, a double attached garage, and ample driveway parking for guests. Enjoy an unbeatable Seton location, just minutes from Deerfoot Trail and Stoney Trail and only a few blocks from

shopping, schools, parks, the YMCA, and Seton Hospital. With convenience, style, and plenty of space for the whole family, this home is a must-see!