



**GRASSROOTS**  
REALTY GROUP

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**38 Seton Manor SE**  
**Calgary, Alberta**

**MLS # A2343258**



**\$739,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Seton                  |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,101 sq.ft.           | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters |                   |     |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome to this exceptional 2,100 sq. ft. double front-garage home nestled in the highly sought-after community of Seton! Designed for both comfortable family living and modern convenience, this home features an impressive main floor with an open-concept layout. At its heart is a stylish kitchen equipped with sleek quartz countertops, seamlessly flowing into a spacious dining area and a warm, inviting family room complete with a cozy electric fireplace. The upper level is thoughtfully planned for everyday life, featuring a generous bonus room, a dedicated home office, and three spacious bedrooms, including two full bathrooms. Downstairs, the fully finished basement extends your living space with a second kitchen, a full bathroom, and an additional bedroom—ideal for extended family, guests, or flexible living arrangements. Exclusive HOA Community Hub ("The Block"): Minutes from your doorstep is Seton's 14,000 sq. ft. community facility situated on a 6-acre park. Residents enjoy access to a splash park, outdoor hockey rink, tennis and pickleball courts, basketball nets, a fire pit, picnic shelters, a half-gymnasium, and gathering spaces for events and programs. Only 5 Minutes to the YMCA, Shopping and South Health Campus.