



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3869 202 Avenue SE
Calgary, Alberta

MLS # A2343503



\$650,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Paved		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning bungalow in the vibrant community of Seton, where modern style, thoughtful upgrades, and everyday comfort come together beautifully. Situated on a rare conventional lot, this impressive home features 4 bedrooms, 3 full bathrooms, and a fully finished basement, offering exceptional space and flexibility for everyday living, working from home, hosting guests, and entertaining. Step inside and discover a bright, open-concept layout filled with natural light. Luxury vinyl plank flooring flows throughout the entire home, creating a seamless and contemporary feel across both levels. Modern finishes and custom wall slat accents add warmth and character, while custom walk-in closets provide excellent organization and storage. The fully finished lower level extends the home's living space with plenty of room for movie nights, entertaining, a home office, fitness area, or overnight guests. The basement bedrooms feature upgraded triple-pane windows for enhanced comfort and energy efficiency, while a full bathroom completes this versatile level. Step outside and discover your own private, low-maintenance backyard. The paved patio creates an inviting setting for summer BBQs, outdoor dining, and relaxing outdoors—all without the upkeep of a traditional lawn. The large double detached garage comfortably accommodates two vehicles, including SUVs, while still providing practical storage space. Other upgrades include central air conditioning, upgraded front and back doors, tankless water heater, and Gemstone lighting for year-round exterior illumination. This home is ideally located just steps from playgrounds, parks, Seton HOA amenities, and the community's extensive selection of shops, restaurants, and services. Enjoy quick access to the South Health Campus, Brookfield Residential YMCA, Seton Urban District,

Deerfoot Trail, and Stoney Trail. Move-in ready and filled with thoughtful upgrades, this bungalow offers a flexible layout, a beautifully finished backyard, and an excellent location in the heart of Seton.