



GRASSROOTS
REALTY GROUP

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105, 20295 Seton Way SE
Calgary, Alberta

MLS # A2347764



\$515,000

Division:	Seton		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 229
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to Seton Serenity! This brand-new, never-lived-in Glacier model townhome offers modern design, thoughtful finishes and an unbeatable location in the heart of Seton. When entering the unit, the space offers a convenient double garage, a flex area, and a convenient in-unit laundry. Access to the upper levels is bright and welcoming. The second level is the heart of the home, featuring 9-foot ceilings, desirable LVP flooring and a bright, open-concept layout designed for both everyday living and entertaining. The spacious kitchen features stainless steel appliances, desirable cabinetry, and a large central island with plenty of prep space and seating. This floor also offers a convenient half bathroom right off the kitchen and easy access from the front entrance. The adjoining dining room is situated by the balcony, which features a gas line for your BBQ. Kick up your feet up, stay a while; the picturesque pond landscape right outside your living room window is a rare opportunity to enjoy the perfect combination of nature and city life. The third level offers a generous sized linen closet, three bedrooms - including a generous primary retreat with a walk-in closet and ensuite featuring a double vanity. The two additional bedrooms provide plenty of space for family, guests or a home office along with another full bathroom. Seton Serenity offers a beautiful pond within the complex, providing a peaceful natural feature and attractive surroundings. The home features durable hard siding exterior combined with a modern brick facade. Low condo fees, finished landscaping and view of nature right outside your door make it easy to take it all in. Best of all, this home has never been lived in, giving you the opportunity to be the first to enjoy everything it has to offer. Located in Seton, one of Calgary's most amenity-rich

communities, you'll have an incredible selection of shopping, restaurants, caf  s, groceries, services and recreation nearby. The Brookfield Residential YMCA at Seton offers extensive fitness, aquatic and recreational facilities, while the nearby South Health Campus and Seton Library add exceptional everyday convenience.   With easy access to both Deerfoot Trail and Stoney Trail, getting around Calgary and beyond is convenient. A fantastic combination of new construction, modern finishes, a three-level layout, double attached garage, window coverings, low condo fees and a desirable Seton location    there's no doubt this home will be the top of your favorites list moving forward.    