



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34 Seton Road SE
Calgary, Alberta

MLS # A2349628



\$750,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: TV Brackets, Ring Doorbell and Rear deck Light, Solar Panels (35), Curtains in Living Room, Shed, SUITE: Refrigerator, Stove, Microwave Hoodfan, Dishwasher, Washer/Dryer, Window Coverings

LOCATION, LOCATION! Welcome home to 34 Seton Road SE, a beautifully designed, energy-efficient home offering modern style, thoughtful functionality, and exceptional versatility in the heart of Seton. One of the most impressive features is the 35 SOLAR PANELS, helping significantly reduce reliance on traditional utilities and contributing to LIMITED UTILITY BILLS. Combined with TRIPLE-PANE WINDOWS, CENTRAL A/C, a TANKLESS WATER HEATER, and an EV CHARGING ROUGH-IN, this home has been thoughtfully equipped for everyday comfort, efficiency, and long-term savings. Step inside to a bright and inviting main floor where large TRIPLE-PANE WINDOWS fill the home with natural light. The open-concept design seamlessly connects the kitchen, dining area, and living room, creating a comfortable space for both everyday living and entertaining. The kitchen is the heart of the home with generous cabinetry, ample counter space, quality appliances, and a large central island that provides additional workspace and a natural gathering place for casual meals and conversations. The adjoining dining and living areas offer plenty of room to host family and friends while maintaining a warm and welcoming atmosphere. Upstairs, the spacious primary retreat provides a peaceful place to unwind with a walk-in closet and private ensuite. Additional bedrooms offer flexibility for children, guests, or a dedicated home office, while another full bathroom completes the functional upper-level layout. Adding tremendous versatility is the FULLY DEVELOPED BASEMENT featuring a LEGAL 1 BEDROOM SUITE complete with its own 4-piece bathroom. This self-contained space creates an excellent opportunity for extended family, long-term tenants, or homeowners looking to generate additional income. It also offers exciting SHORT-TERM RENTAL

POTENTIAL, subject to applicable licensing and requirements, providing even greater flexibility for those looking to maximize the property's income-producing possibilities. Outside, the backyard features LOW-MAINTENANCE ARTIFICIAL GRASS, allowing you to enjoy a beautiful green outdoor space without the ongoing demands of mowing or watering. Combined with the home's solar system and energy-efficient features, this property offers an appealing low-maintenance lifestyle with the potential for significantly reduced ongoing household expenses. Living in Seton means having some of southeast Calgary's best amenities just minutes from your door. Located directly across from the Brookfield Residential Community Centre, you can enjoy convenient access to the water park, playgrounds, sports fields, and outdoor pickleball courts. The Seton YMCA, South Health Campus, schools, shopping, restaurants, and everyday services are also nearby, creating an exceptionally connected lifestyle in one of Calgary's most vibrant communities. Don't miss this one - book your private showing today!