



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Seton Terrace SE
Calgary, Alberta

MLS # A2350007

\$585,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained, show-home-worthy property in Seton! Ideally situated on a bright, sunny lot on a quiet street, this home offers the perfect blend of privacy, comfort, and convenience, with all of Seton's amenities just minutes away. The main floor features a bright, open-concept layout with a welcoming entrance, spacious living and dining areas, and a stylish chef's kitchen. The kitchen showcases a large island with additional seating, quartz countertops, tile backsplash, and stainless steel appliances—perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and includes a private ensuite bathroom. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The fully developed basement adds even more living space and features an adorable playhouse that is sure to delight kids and adults alike. Thoughtfully maintained throughout, this home is truly move-in ready. Enjoy everything Seton has to offer, including South Health Campus, Cineplex, shopping, restaurants, the world's largest YMCA, and the 16-acre Central Park with plenty of space for outdoor adventures. A wonderful home in a vibrant community—come see why Seton is the perfect place to call home!