

## 21 Seton Parade SE Calgary, Alberta

**MLS # A2255895**



# \$824,900

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                                           |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 2,213 sq.ft.                                                    | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |               |                  |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

**Inclusions:** n.a.

Welcome to your dream home in the vibrant community of Seton! This beautifully designed 2200+ sq. ft. detached family home sits on a large lot with a long front driveway and an oversized double garage, offering the perfect blend of space and functionality. From the moment you arrive, the covered front entrance invites you inside. Step into a bright, open-concept main floor where warm luxury vinyl plank flooring flows throughout. At the heart of the home is a grand chef's kitchen with extensive upgrades, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a double-door fridge, and ceiling-height cabinetry. The open layout seamlessly connects the kitchen, dining, and living spaces, while large windows fill the home with natural light. A cozy fireplace adds charm on cooler days, and the walk-through pantry from the garage—complete with a privacy door—makes daily living easy. Upstairs, you'll find a spacious bonus room, two generous bedrooms, and a spa-like primary suite with a large window, double vanity sinks, a tiled stand-alone tub, tiled shower, and an expansive walk-in closet. An additional four-piece bathroom completes the upper level. The fully finished basement offers incredible flexibility—currently set up as a home theatre and workstation, it's also perfect as a games area or gym. A four-piece bathroom and full bedroom make it ideal for guests or extended family. Additional highlights include: Central air conditioning for year-round comfort Backyard landscaping with a deck for easy outdoor living Low-maintenance gravel side yard Seton is one of Calgary's fastest-growing, award-winning communities, celebrated for its urban design, world-class amenities, South Health Campus, YMCA, shopping, restaurants, and future Green Line LRT access. This home

places you at the heart of it all&mdash;offering not just a residence, but a lifestyle.