

\$749,988 - 161 Seton Villas Se, Calgary

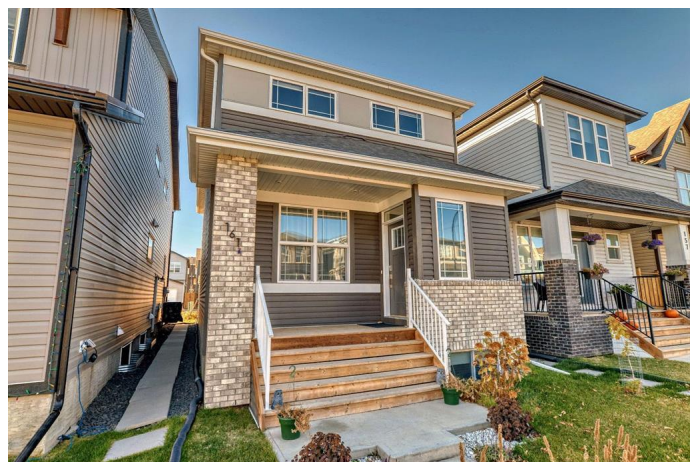
MLS® #A2197989

\$749,988

4 Bedroom, 4.00 Bathroom, 1,955 sqft
Residential on 0.06 Acres

Seton, Calgary, Alberta

An incredible opportunity to own this home in the desirable community of Seton. This home is situated on a bright and sunny lot with a west-facing **LANDSCAPED BACKYARD WITH GARAGE**. Home has 3 bedrooms, 2.5 bathrooms and two living spaces plus **LEGAL BASEMENT SUITE**. Built by award-winning Brookfield Residential, the Oxford model is a stunning home offering nearly 2,000 square feet of living space on the upper floor alone. Open concept main floor boasts 9 ft. ceilings and extended height cabinets and a large island with an upgraded gourmet kitchen package. Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The main floor features a generous living room complete with an electric fireplace with plenty of natural light. Completing the main level is a main floor office/flex room, full walk-in pantry, 2 pc powder room and a side entry with access to the lower level. Enjoy the luxury of this large primary bedroom and a beautiful ensuite bathroom with dual sinks and a walk-in tiled shower. A central bonus room makes for the perfect space for the family movie nights. 2 additional bedrooms, a full bathroom and upper-level laundry room complete the upper level. The basement has 9' ceilings as well. This home is like new and comes with Alberta New Home Warranty! Located close to the Seton Commercial District, South Health Campus, high school, world's largest YMCA,



and future LRT Park n' Ride; this community has everything you need. **Please take a look at 3D tour and call your favourite realtor now

Built in 2022

Essential Information

MLS® #	A2197989
Price	\$749,988
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,955
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Seton Villas Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.