

# \$699,900 - 53 Seton Manor Se, Calgary

MLS® #A2266696

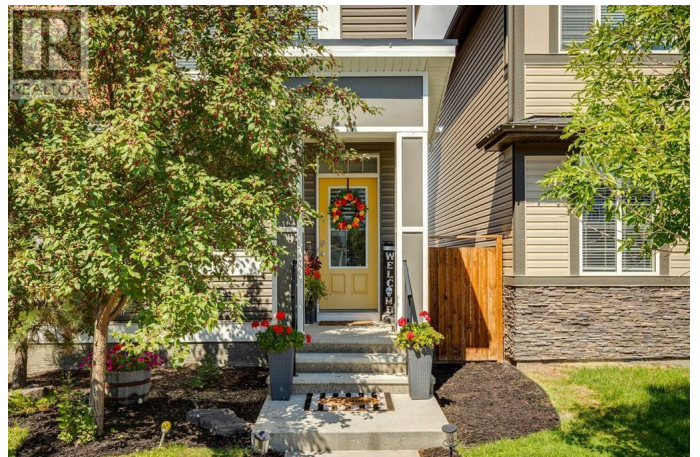
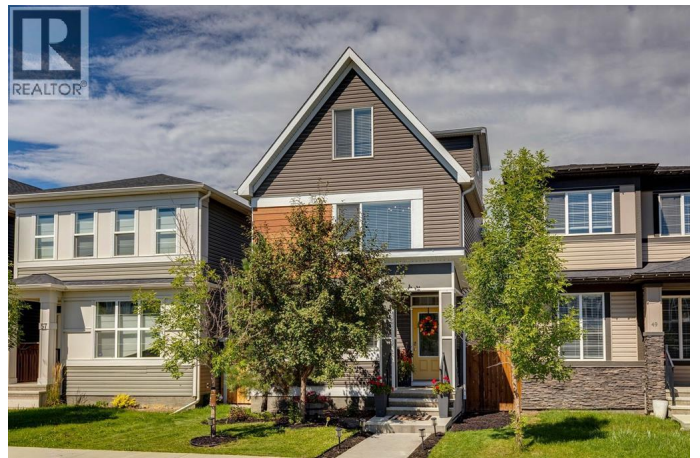
**\$699,900**

4 Bedroom, 5.00 Bathroom, 2,053 sqft

Single Family on 0.06 Acres

Seton, Calgary, Alberta

Not your average cookie-cutter home! This former Trico Showhome stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels – including a top-floor loft and a fully finished basement! From the moment you step inside, you™ll notice the abundance of natural light, 9™ ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas. Upstairs, you™ll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well. Head up one more level to discover the amazing loft – perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath – ideal for guests, extended family, or future rental potential. This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning allows for a garage suite addition (with city approval), offering excellent



investment potential.Situated on a quiet, low-traffic street, this show-stopping home is just minutes from shopping, the South Health Campus, movie theatre, and schools. Whether youâ€™re looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility.  
(id:6289)

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2266696      |
| Price          | \$699,900     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Half Baths     | 1             |
| Square Footage | 2,053         |
| Acres          | 0.06          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 53 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C2C9            |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Playground, Schools, Shopping                          |
| Features       | Back lane, PVC window, No Smoking Home, Gas BBQ Hookup |
| Parking Spaces | 2                                                      |
| Parking        | Other, Parking Pad                                     |

**Interior**

|            |                                                                                                        |
|------------|--------------------------------------------------------------------------------------------------------|
| Appliances | Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings |
| Heating    | Forced air                                                                                             |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

## Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Vinyl siding    |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## Listing Details

Listing Office RE/MAX Landan Real Estate



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