

## 54 Seton Manor SE Calgary, Alberta

MLS # A2222171



# \$770,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	hot tub ( as is ) , gas garage heater , tv mount from living room		

Welcome this gorgeous home in the heart of Seton! This beautifully maintained detached home offers everything your family needs and more. Step inside to a stunning open-concept kitchen featuring high ceilings, a spacious pantry, and ample counter space—perfect for entertaining or everyday living. Upstairs, you'll find three generous bedrooms, including a serene primary suite, plus a versatile bonus room ideal for a home office, playroom, or media space. With two full bathrooms upstairs and another in the fully developed basement, there's room and comfort for everyone. Enjoy year-round comfort with central A/C and a garage equipped with a gas heater. Step outside to your private backyard—a peaceful retreat for relaxing, gardening, or summer barbecues. Located in vibrant Seton, you're just minutes from schools, the South Health Campus, YMCA, shopping, dining, and transit. This is the perfect place to call home!