Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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36 Seton Gardens SE
Calgary, Alberta

MLS # A2228536

$649,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to your dream home in the heart of the vibrant and Everyone’s favorite Seton community! This beautifully maintained detached home backs directly onto a park, offering direct backyard access to nature—perfect for active families who love the outdoors. With over 2,300 sq ft of comfortable living space, this 4-bedroom, 3.5-bathroom gem features a single attached garage and a fully finished basement. The main floor welcomes you with a bright, open-concept layout connecting the upgraded kitchen, cozy living room, and dining area, all overlooking the lush parkland behind. The kitchen is a chef’s delight, complete with a large island, gas range, chimney hood fan, pantry, and sleek stainless-steel appliances. Upstairs, you'll find a spacious bonus family room, convenient laundry, two well-sized bedrooms, and a luxurious primary suite boasting a large walk-in closet and a stylish ensuite with dual sinks and a standing shower. The fully finished basement adds even more living space with an additional bedroom, a 3-piece bath with standing shower, and a versatile rec room ideal for entertaining. Seton is a community everyone loves, with everything you need close by—from shopping centers and restaurants to the YMCA, movie theatre, and quick access to Deerfoot Trail and Stoney Ring Road. Even more exciting, the upcoming HOA facility will soon offer amazing amenities like a skating rink, gymnasium, tennis courts, a community kitchen with event space, and more. Don’t miss out on this perfect blend of comfort, convenience, and community living!

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