

845 Seton Circle SE  
Calgary, Alberta

MLS # A2238453



**\$789,990**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Seton                  |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,115 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> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                      |                   |     |
|--------------------|--------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                           | <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>   | Stone, Vinyl Siding                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** None

\*OPEN HOUSE SATURDAY JULY 19TH FROM 1-3PM\* Welcome to 845 Seton Circle SE, a beautifully designed and modern home situated in the heart of Calgary's dynamic Seton community. This 4 bedroom, 3.5 bathroom residence features a FULLY FINISHED BASEMENT and a fully fenced backyard, combining stylish finishes with functional spaces ideal for family living. The open-concept main floor is filled with natural light, highlighting a chef-inspired kitchen that includes a GAS RANGE, a large island, and contemporary finishes including QUARTZ COUNTERTOPS—an ideal setting for both casual meals and entertaining. The connected living and dining areas provide a welcoming layout that encourages gatherings and everyday relaxation. Upstairs, three spacious bedrooms are complemented by two full bathrooms and a generous bonus room that serves perfectly for movie nights, games, or quiet evenings in. The primary suite offers a peaceful escape, featuring large windows, a walk-in closet, and a luxurious five-piece ensuite complete with a CUSTOM 10ML TILE AND GLASS SHOWER and a double vanity. The fully developed basement adds even more living space, including a fourth bedroom and a full bathroom—ideal for hosting guests or supporting extended family needs. Don't forget AIR CONDITIONING to stay cool this summer. Outdoors, the fully fenced yard offers a private and secure space to enjoy the warmer months, whether you're dining al fresco, playing with the kids, or simply relaxing in the sun. Situated on a quiet street, the home provides a calm setting while remaining close to everyday essentials. Residents of this area enjoy quick access to nearby parks, schools, and the vibrant Seton Urban District. Local shops, restaurants, entertainment venues, and fitness facilities are all within walking

distance. Major roadways like Deerfoot Trail and Stoney Trail offer an easy commute, while the South Health Campus adds to the community’s convenience. Experience the best of southeast Calgary living—schedule your private tour today.