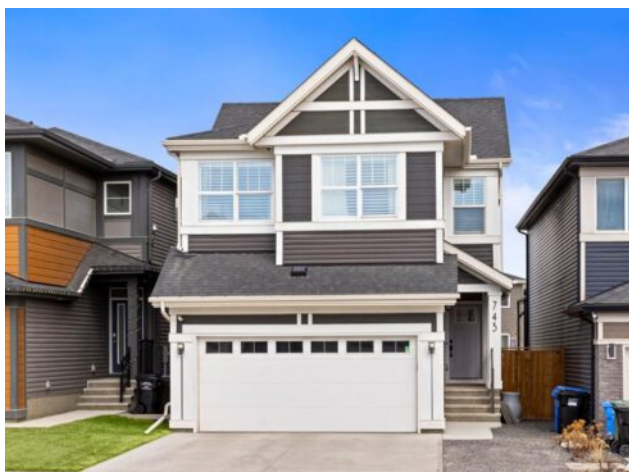


743 Seton Circle SE
Calgary, Alberta

MLS # A2297253



\$769,900

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|------------------|----------------------------------------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,036 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, Level, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Slate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | Certain Furniture in supplements | | |

Exceptional Jayman Build with Premium Upgrades Throughout From the moment you step inside, this meticulously curated home sets itself apart from anything builder grade. A wainscotted entryway with custom coat hooks makes a lasting first impression, while the mudroom, accessible through the heated attached garage, offers built-in cubbies for effortless organization. The chef inspired kitchen features upgraded cabinetry, a panelled island, and an oversized pantry, complemented by a dedicated butler's pantry with a tucked away microwave for a seamlessly clean aesthetic. The adjacent dining room impresses with soaring 11' ceilings and expansive windows that flood the space with natural light. The family room is an elegant focal point, anchored by a custom electric fireplace framed by bespoke shiplap millwork and a designer mantle. Upstairs, a generous bonus room with raised ceilings, a second electric fireplace, and custom wallpaper provides a sophisticated retreat between the two secondary bedrooms and the primary suite. The primary bedroom comfortably accommodates a king size bed and features custom reading lighting for a warm, refined ambiance. The five piece ensuite offers ample space for two, and flows directly into a walk-through closet with convenient ensuite laundry access. The two secondary bedrooms are well proportioned and share a thoughtfully appointed four piece bathroom. The professionally landscaped backyard is equally impressive, a custom deck leads to a pristine lawn edged with rock beds, columnar trees, and established perennials, creating a private and polished outdoor living space. Ideally situated in South Calgary with quick access to Deerfoot Trail and minutes from the South Health Campus, Seton amenities, shopping, and dining. This home is truly turnkey and the substantial furniture package makes it an exceptional

opportunity. Contact your Realtor for the complete inventory list.