

612 Seton Circle SE
Calgary, Alberta

MLS # A2301269



\$829,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Zero Lot Line		

Heating: Central, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Basement Fridge, Bsmt Stove, Bsmt Dishwasher

Welcome to this exceptional two-storey FINISHED WALK-OUT residence in the dynamic and highly coveted community of Seton—where modern design meets elevated living. Impeccably maintained and thoughtfully upgraded, this 4-bedroom, 3.5-bathroom home offers a seamless blend of sophistication, comfort, and versatility. The main level is adorned with elegant luxury vinyl plank flooring and showcases a bright, open-concept design curated for both everyday living and upscale entertaining. Expansive living and dining spaces are complemented by a stylish fireplace, creating a warm yet refined ambiance. The gourmet kitchen serves as the centerpiece of the home, featuring an oversized granite island, premium stainless steel appliances including a gas cooktop, and a spacious walk-through pantry—designed to accommodate both functionality and style. Upstairs, the serene primary retreat offers a spacious walk-in closet and a beautifully appointed 4-piece ensuite, creating a private sanctuary to unwind. Two additional bedrooms, a generous bonus room, and a conveniently located upper-level laundry room complete this thoughtfully designed upper floor. Adding exceptional value, the fully developed WALK-OUT basement features a newly completed legal suite with its own private living space, bedroom, and elegant 4-piece bathroom—ideal for extended family, guests, or refined rental opportunities. Situated in one of Calgary’s most vibrant and amenity-rich communities, Seton offers unparalleled access to the South Health Campus, the world-class YMCA, shopping, dining, and an exciting array of upcoming recreational amenities designed to enhance everyday living. A rare opportunity to own a home that perfectly balances luxury, lifestyle, and investment potential.