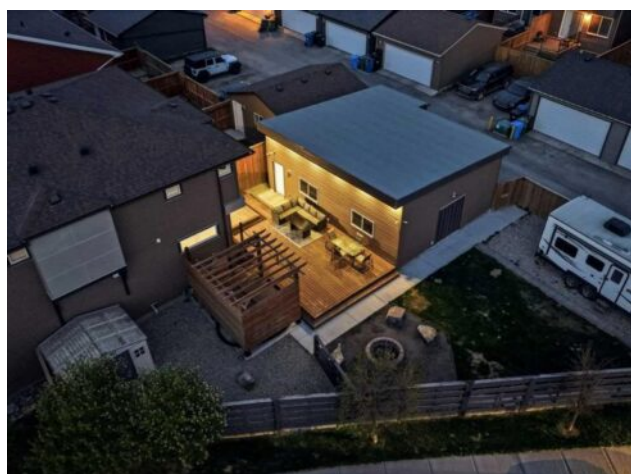


1071 Seton Circle SE
Calgary, Alberta

MLS # A2311748



\$690,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: Hot Tub, Smart home security system including cameras and WIFI capable garage opener

OPEN HOUSE THURSDAY MAY 21 5:00-7:00PM Dream garage. Ultimate lifestyle upgrade. Endless possibilities. This one-of-a-kind property delivers what few homes can — an oversized heated triple garage designed to truly fit your lifestyle. Featuring 9’ overhead doors and space for 3 full-sized trucks, this impressive garage was engineered to accommodate a future vehicle lift, making it the perfect setup for mechanics, car enthusiasts, contractors, hobbyists, or anyone with motorsport toys and recreational vehicles. The property also offers gated and secure RV parking or a private gravel drive, with parking for up to 5 vehicles or 3 vehicles plus an RV. Situated on an expansive 5,300+ SQFT corner pie lot, the outdoor space is built for entertaining and enjoying year-round. Relax in the hot tub within the private pergola enclosure, gather around the fire pit, or host unforgettable evenings on the large deck equipped with exterior lighting that creates the perfect atmosphere long after the sun goes down. Inside, the home continues to impress with a bright open-concept main floor featuring laminate flooring throughout, a wired speaker system, and a stunning custom 10-foot granite island that anchors the kitchen and living space, a half bath completes the main floor. Upstairs offers 3 bedrooms and 2 bathrooms, including a spacious primary retreat complete with a custom tiled shower and built-in bench. Located in the heart of Seton, one of Calgary’s most sought-after southeast communities, this home offers unbeatable access to amenities including the South Health Campus, YMCA, shopping, restaurants, entertainment, schools, and major commuter routes — all just minutes away. This is more than just a home — it’s a rare opportunity to own a property that combines function, storage, outdoor living and lifestyle in a way most

homes simply cannot offer at this value.