


14 Seton Parade SE

Calgary, Alberta

MLS # A2205748



\$804,999



Division:	Seton			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,011 sq.ft.	Age:	2021 (4 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.09 Acre			
Lot Feat:	See Remarks			
Heating:	Forced Air, Hot Water, Humidity Control		Water:	-
Floors:	Vinyl Plank		Sewer:	-
Roof:	Asphalt Shingle		Condo Fee:	-
Basement:	Finished, Full		LLD:	-
Exterior:	Vinyl Siding		Zoning:	R-G
Foundation:	Poured Concrete		Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance			
Inclusions:	Appliances in basement legal-suite			

Discover the perfect family home in the sought-after community of Seton! This stunning property boasts a front-attached garage and a thoughtfully designed layout featuring 3 spacious bedrooms, a cozy living room, and convenient laundry rooms on both the upper floor and in the basement. The legal basement suite includes an additional bedroom, offering incredible flexibility for extended family living. The home’s upgraded kitchen is a chef’s delight, complete with built-in modern appliances, while the bonus room sets the stage for entertainment with built-in speakers. The modified garage offers huge storage space, perfect for keeping everything organized. This move-in-ready home boasts a finished backyard, providing a private retreat, and features the convenience of two furnaces for customized comfort. Situated in Seton, this location is unbeatable, offering proximity to a wide range of amenities. Enjoy easy access to the Cineplex, all major banks, Tim Hortons, the YMCA (the largest in North America), gyms, shopping at Superstore and Save-On-Foods, nearby hotels, parks, playgrounds, a high school, and seamless connections to Deerfoot Trail and Stoney Trail. With no zero lot, this property combines practicality, comfort, and location for an unparalleled living experience.