

**656 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2237208**



# \$809,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<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>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Decorative Hanging Plants Front Entry, Built in Desk in Primary Suite, Floating Shelves in Greatroom, Front Doorbell Camera, Backdoor Camera, Solar Panels

Welcome to 656 Seton Circle SE, a beautifully maintained JAYMAN-BUILT home equipped with SOLAR PANALS and situated in the vibrant and award-winning Seton community of Southeast Calgary. The inviting front entrance opens into a bright, open-concept main level where rich vinyl plank flooring and large triple-pane windows create a warm and welcoming atmosphere. The living room flows seamlessly into a stylish dining area, offering a comfortable setting for both everyday life and entertaining. The contemporary kitchen is thoughtfully designed with stainless steel appliances, sleek cabinetry, granite countertops, a modern backsplash, and a central island that provides additional workspace and seating. Upstairs, the family room is an ideal space for family movie nights or binge watching your favorite shows. The spacious primary bedroom offers a quiet retreat with generous windows that allow for an abundance of natural light. The serene 5-piece ensuite features a CUSTOM GLASS AND TILE SHOWER, offering a spa-like experience at home. Two additional bedrooms and a full bathroom offer flexibility for family or guests, while the convenient upper-level laundry room adds functionality to the layout. The undeveloped WALK-OUT BASEMENT with impressive 11-FOOT CEILINGS presents an excellent opportunity to expand your living space. Whether you're dreaming of a home theatre, gym, or additional family room, this area is ready to bring your vision to life. Step into the fenced backyard—ideal for morning coffee, weekend barbecues, or relaxing outdoor time. This home enjoys a prime location just moments from Seton's dynamic urban district, with close proximity to shopping, dining, the YMCA, Cineplex theatre, future LRT access, and everyday amenities. Parks, playgrounds, walking paths, and nearby schools further enhance the community's

appeal for families and professionals alike. This is a wonderful opportunity to own a thoughtfully designed and energy-efficient home in one of Calgary's most desirable communities. Schedule your private showing today.