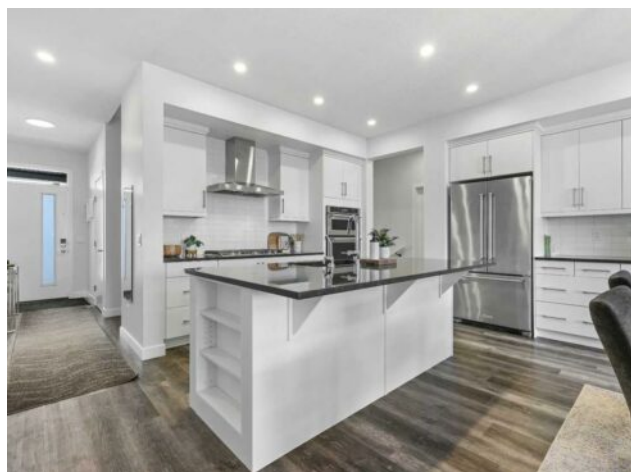


74 Seton Road SE
Calgary, Alberta

MLS # A2271447



\$774,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	racks in garage, electric fireplace		

Welcome to this beautifully updated 2-storey home in Seton, offering over 3,000 sq ft of developed living space and an unbeatable location right across from the community association's rink, courts, and amenities. The main floor features durable luxury vinyl plank flooring and an open-concept layout that's ideal for everyday living. The kitchen is a standout with its large island, granite counters, and walk-in pantry, flowing naturally into a bright dining area and cozy living room. A cleverly tucked-away office provides the perfect work-from-home spot without sacrificing main-floor space. Upstairs, you'll find three generous bedrooms, a bonus room for extra comfort, and a convenient upstairs laundry room. The primary suite feels like a true retreat with a 5-piece ensuite, including a soaker tub, glass shower, built-in make-up vanity and dual walk-in closets. The fully finished basement adds even more versatility with a brand-new 3-piece bathroom and a large bedroom with walk-in closet—currently set up as a music studio. Additional features include central Air Conditioning, on-demand hot water, a water softener, and a new furnace. Outside, the backyard is designed for low-maintenance enjoyment with a composite deck, poured aggregate, and mature aspens for privacy. The double garage is finished with epoxy flooring and comfortably fits two vehicles and has storage racks for tires and other items. With quick access to Deerfoot, Stoney Trail, the South Health Campus, and all of Seton's amenities just steps away, this is a home that truly checks every box.