

887 Seton Circle SE
Calgary, Alberta

MLS # A2272357



\$715,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

Open House - Saturday, November 29 from 12-2PM Welcome to 887 Seton Circle, a stunning Jayman Built home ideally situated on a rare traditional homesite in the highly sought-after community of Seton. This nearly new property has been thoughtfully upgraded throughout and includes many of the ENERGY-SAVING FEATURES typically found in brand-new construction. The home includes TWELVE SOLAR PANELS, a TANKLESS HOT WATER HEATER, a smart thermostat, and TRIPLE-PANE WINDOWS, all of which help reduce monthly utility costs while contributing to a more environmentally conscious lifestyle. The garage is also pre-wired to accommodate a future ELECTRIC VEHICLE CHARGER. The gourmet kitchen is designed for both style and functionality, featuring premium KitchenAid appliances, including a built-in wall oven and a microwave/convection oven combination. High ceilings throughout the home create an open, airy feel, with 9-FOOT CEILINGS and 8-FOOT DOORS on both levels. Durable luxury vinyl plank flooring offers easy maintenance, while matte black plumbing fixtures add a modern, cohesive finish. The main floor also features a convenient two-piece bathroom with a vanity and a well-organized mudroom with built-in lockers. Upstairs, the primary bedroom is crafted as a relaxing retreat with a tray ceiling enhanced by LED lighting, custom built-in closet organizers, and a spa-inspired five-piece ensuite. A large soaker tub offers a perfect place to unwind. Two additional bedrooms share a second five-piece bathroom, and a central bonus room provides separation from the primary suite for added privacy. The unfinished basement offers excellent potential for future development, with bathroom rough-ins and 9-FOOT CEILINGS already in place. Additional features include Ring cameras at both the

front and rear doors, smart light switches, a smart thermostat, a smart garage door opener, a high-efficiency two-stage furnace, and a water softener. Seton's Urban District offers an array of restaurants and shops, the world's largest YMCA, and Calgary's SOUTH HEALTH CAMPUS hospital. Residents also enjoy access to a 13,000-SQUARE-FOOT HOMEOWNERS ASSOCIATION FACILITY located beside a private park exclusively for Seton homeowners. Community amenities include a splash park, hockey rink, tennis courts, gardens, entertainment space, and more.