

**405, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2278340



\$555,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,815 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Tucked in the vibrant and family-oriented community of Seton in Southeast Calgary, this beautifully appointed 3-bedroom townhome offers an ideal balance of comfort and convenience. The main floor welcomes you with a bright open-concept layout, with an elegant kitchen featuring stylish and full height cabinetry, stainless steel appliances, modern countertops, and a tasteful backsplash. The extensive island transitions into a large dining room and a spacious living area, while a large south-facing window fills the space with natural sunlight throughout the day. Enjoy the peaceful view of the community from a 12’ by 6’ balcony. Just perfect for your relaxation and entertainment! Also on this floor, a bonus den/home office provides the perfect space for working from home or for extra family needs. Upstairs, the primary suite features a sizeable walk-in closet, a lush ensuite with a standing shower and double vanity. Two additional bedrooms (perfect for kids and guests), a 4-piece main bath, and a roomy laundry area adds convenience for family living. Park your car in the safe double side by side garage, put on your walking shoes and step out to have a feel of the bespoke amenities and beautiful views outside your front door. Perfectly situated near the South Health Campus Hospital, top-rated schools, shopping, restaurants, and parks, this pet friendly complex offers the ideal balance of comfort, convenience and serenity. You’ll feel right at home in this spacious 1,814.96 Sq ft town home.