

**53 Seton Manor SE  
Calgary, Alberta**

**MLS # A2279384**



**\$674,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	Shed		

Welcome to this beautiful former Showhome that stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels — including a top-floor loft and a fully finished basement! From the moment you step inside, you'll notice the abundance of natural light, 9' ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well. Head up one more level to discover the amazing loft — perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath — ideal for guests, extended family, or future rental potential. This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning allows for a garage suite addition (with city approval), offering excellent investment potential. Seton — the downtown of the south — offers the ultimate urban lifestyle with a vibrant mix of shopping, a movie theatre, great pubs and restaurants, and the state-of-the-art YMCA all just steps away. This thriving Seton community truly has everything you need, combining convenience, connection, and modern living in one exceptional

neighbourhood. Whether you're looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility.