

307, 474 Seton Circle SE  
Calgary, Alberta

MLS # A2280154



**\$449,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** Window Coverings

Meet your elevated escape! This like-new, pet-friendly townhome offers chic, low-maintenance living with low condo fees and almost 1400 sq ft of thoughtfully designed space. The home features 2 spacious primary bedrooms, each with its own ensuite, plus a convenient main-floor powder room and a versatile bonus room - perfect for an additional bedroom, home office, kid's play area, etc. The bright, modern interior of this beautiful home showcases white cabinetry and white quartz countertops throughout plus stainless steel appliances, an upgraded kitchen backsplash, and a kitchen island that adds extra storage and workspace. A breakfast bar makes casual meals easy, while a dedicated dining room is perfect for entertaining. Upgraded window coverings and a smart mix of laminate and carpet flooring will make a stylish statement that you can be proud of. The upper-floor laundry adds everyday convenience while central air conditioning keeps things comfortable year-round. Relax and finish the day on your large, private rooftop patio with mountain view - ideal for enjoying summer evenings with family and watching sunsets with that special someone. Immediate possession, Move-in ready, Immaculate condition, located in amenity rich Seton and packed with an array of lifestyle perks, this home truly lives large!