

405, 20295 Seton Way SE
Calgary, Alberta

MLS # A2285572



\$529,000

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|------------------|------------------------|---------------|------------------|
| 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 | | |

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|--------------------|---|-------------------|--------|
| 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: None

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.