

# \$649,900 - 844 Seton Circle Se, Calgary

MLS® #A2203666

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,759 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Discover Your Dream Home in Seton!

Welcome to this stunning 2-storey home, offering over 1,700 sq ft of meticulously crafted living space in the highly sought-after community of Seton. With 3+1 bedrooms, 3.5 bathrooms, a single attached garage, and a private entrance to the fully finished basement, this **FULLY AIRCONDITIONED** home is designed for modern living with style and convenience.

From the moment you enter, the bright and open-concept main floor welcomes you with its seamless flow between the living area, gourmet kitchen, and inviting dining space. The kitchen is a true showstopperâ€”featuring sleek granite countertops, top-of-the-line stainless steel appliances, an abundance of cabinetry, and a spacious pantry to accommodate all your storage needs. Whether you're preparing a quick meal or hosting a dinner party, this kitchen has it all. The adjacent dining room, bathed in natural light, opens to a deck, creating a perfect space for indoor-outdoor entertaining. A stylish 2-piece powder room completes the main floor. Upstairs, youâ€™ll find a spacious bonus room and three beautifully designed bedrooms, thoughtfully placed for maximum privacy. The luxurious primary bedroom offers a serene retreat, featuring a walk-in closet and a spa-like 3-piece ensuite with a stand-up showerâ€”your personal oasis after a long day. The two secondary bedrooms are tucked away on the opposite side, ensuring a peaceful



night's sleep for everyone. A full 4-piece bathroom and a convenient walk-in laundry room with shelving complete the upper floor, combining form and function.

The fully finished basement by the builder adds even more value, with a large recreation room that offers endless possibilities—whether you’re envisioning a cozy home theatre, a playroom, or a space for family gatherings. A fourth bedroom, a full 4-piece bath, and ample storage space provide flexibility and comfort. The separate entrance to the basement makes this area perfect for guests, extended family, or even a potential rental or AirBnB.

The outdoor space is a ravishing beauty to behold with a professionally designed landscape setting that consists of a large gazebo, artificial green turf, rocks, lights, concrete blocks that are all low maintenance.

Seton is one of Calgary's most exciting and rapidly growing communities, offering the perfect blend of urban convenience and suburban charm. From the renowned South Health Campus to an array of trendy shops, delicious restaurants, and recreational facilities, everything you need is just minutes away. With quick access to Deerfoot and Stoney Trails, commuting is a breeze. Plus, the abundance of parks, playgrounds, and walking paths make it an ideal place for families to grow and thrive.

This is more than just a home—it's a lifestyle. Don't miss out on the opportunity to make it yours!

Built in 2021

**Essential Information**

MLS® #	A2203666
Price	\$649,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,759
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	844 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water
Appliances	Electric Stove, Microwave Hood Fan, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Free Standing, Living Room

Has Basement	Yes
Basement	Exterior Entry, Full, Finished, Suite

## Exterior

Exterior Features	Private Entrance, Garden, Other, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Gazebo, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
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