

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

MLS® #A2203666

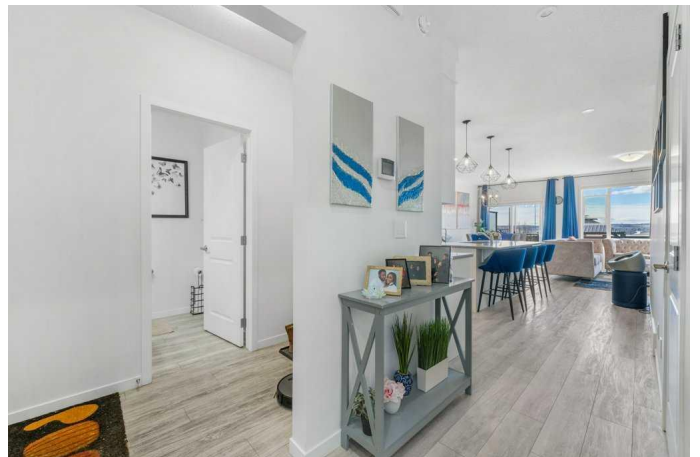
**\$649,900**

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 showstopper—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, you'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 shower—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	Single Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Parking Pad
# of Garages	1

### Interior

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

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

### **Exterior**

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

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 22  
Zoning R-G  
HOA Fees 375  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office PREP Realty

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