

275 Seton Road SE
Calgary, Alberta

MLS # A2163768



\$877,777

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 2,243 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Level | | |

| | | | |
|--------------------|------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning west-backyard 4-level split MONROE BY TRICO HOMES in Seton! This beautiful property, with a finished basement, offers over 2900 SQFT living space. From the moment you step inside, you'll be captivated by the impressive entryway, setting the tone for the rest of this home. The main floor features a gorgeous kitchen with two-tone cabinets that reach the ceiling, glass doors, and puck lights. The gourmet kitchen is a chef's dream, with built-in appliances, and the quartz countertops have a luxurious waterfall design on both sides of the island. The spacious dining area accommodates a large table and leads to a lovely covered deck. The living room is a showstopper with a stylish fireplace, stone surround, maple mantle, and plenty of windows along the back wall, filling the space with natural light. The maple wooden railing is an eye-catching feature. The second floor includes two bedrooms, an upgraded full bath, and a separate laundry room, making it the perfect area for kids. The upper floor features a bonus room with a vaulted ceiling and the primary bedroom. The ensuite is stunning, with two sinks beneath a full-width mirror, a deep soaker tub, and a glass-encased shower with stylish full-height tile. The primary bedroom's extension along the rear wall serves as a serene sitting or reading area. With the secondary bedrooms one storey below, the primary bedroom is accompanied only by the bonus room on the top floor, providing a sense of exclusivity. A convenient half bath leads out to the double garage on the entry-level. There's plenty of closet space for storage. The fully developed lower level features a large rec room with pot lights and plumbing rough-in for a wet bar, office, and full bath, providing endless possibilities for customization. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE Words alone cannot do justice to this

home's beauty. You must see it in person to truly appreciate all it offers. Fall in love with your new home in Seton! THIS IS THE ONE!