

**102, 474 Seton Circle SE  
Calgary, Alberta**

**MLS # A2294540**



**\$500,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 399

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to 102-474 Seton Circle Se. This beautifully designed townhouse offers 3 bedrooms with 1 of them being a top floor bedroom loft for the studio vibe. Along with a 2.5 bath, this townhouse offers modern living at its finest, perfectly located just steps to the playground, dining, entertainment, and more. Step inside to an open-concept main floor featuring neutral-toned flooring, a bright and airy living space, and a chef-inspired kitchen complete with crisp white quartz countertops, sleek cabinetry, and a large island &mdash; perfect for entertaining. The spacious primary suite includes a private ensuite for your comfort and convenience, while a second bedroom and additional full bathroom provide room for family or guests. Upstairs, a stunning third-level loft awaits &mdash; ideal as a Bedroom loft, lounge, home office, or bonus space &mdash; featuring a wet bar and direct access to a private rooftop patio with unobstructed mountain views. Whether it's morning coffee or evening cocktails, this is the ultimate place to unwind. During the summertime heat, let your A/C keep the house cool for comfort and enjoy having a tandem 2 car garage to protect your vehicle from the elements. Don't miss out on this opportunity to call this home.