

**83 Seton Heath SE**  
**Calgary, Alberta**

**MLS # A2298200**



**\$899,999**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Seton   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,342 sq.ft.  | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.19 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscaping |               |                  |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Seton and to a home that truly stands out! This 2-storey home with a finished basement is situated on a rare pie lot with a massive, immaculate, stunning, high-end professionally landscaped backyard—offering the kind of outdoor space that is getting harder and harder to find. From the underground sprinklers to the custom hardscaping and expansive lawn, this yard was designed to be enjoyed. Inside, the home offers a bright, modern layout with high ceilings, LVP flooring on the main floor, pot lights throughout with dimmers, and a warm gas fireplace anchoring the living room. The kitchen is built for everyday living and entertaining alike, featuring an abundance of drawers, excellent storage, and a spacious layout that opens seamlessly to the dining and living areas. A practical mudroom and oversized washer and dryer add even more everyday convenience. Upstairs, you’ll find 4 bedrooms plus a central family room, making this an ideal layout for growing families. The primary suite is generously sized and includes a beautiful 5-piece ensuite, while one of the additional bedrooms also enjoys its own private 4-piece ensuite, a rare and highly functional feature. An additional full bathroom completes the upper level. In total, the home offers 3.5 bathrooms above grade. The legal basement suite adds incredible value and flexibility, complete with 2 bedrooms, a full bathroom, kitchen, rec room, pantry, and separate living space, perfect for multi-generational living, guests, or rental income potential. Other standout features include a 200-amp electrical panel, an oversized double attached garage, and a location in one of Calgary’s most sought-after southeast communities, close to the South Health Campus, shopping, restaurants, schools, parks, and all the amenities Seton is known for. Immaculate, high-end outdoor living meets a

rare pie lot and income potential&mdash;this is the one buyers wait for.