

601, 474 Seton Circle SE
Calgary, Alberta

MLS # A2176363



\$514,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,530 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Modern, like-new END UNIT with a convenient dual master floor plan. Enter through your insulated double detached garage or large front yard and immediately be impressed by the sophisticated design. Sit back and relax in the inviting living room with soaring ceilings, gleaming vinyl plank flooring and oversized windows providing an abundance of natural light. The second level overlooks the living room for great connectivity, here mealtimes are less of a chore thanks to the gorgeous kitchen featuring stainless steel appliances including a gas stove, full-height cabinets, a breakfast bar on the peninsula island and a large eating area to gather. A gas line on the adjacent balcony encourages casual barbeques and dining alfresco in the warmer months. Handily a powder room completes this level. Dual primary bedrooms grace the third level both are generously sized with large walk-in closets and their own private 4-piece ensuite, no more sharing! Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Incredibly located within this unique community that is extremely walkable with an extensive pathway system, a 365-acre urban district with diverse shops, restaurants and pubs, Union Park and the always popular Brookfield Residential Community Centre home to the world's largest YMCA, ice rinks, a public library and more! Truly an exceptional, move-in ready home in a phenomenal location!