

140 Seton Terrace SE  
Calgary, Alberta

MLS # A2228203

**\$850,000**

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, Standard, Floor Furnace	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Other	Utilities:	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this immaculate detached home in the highly desirable community of Seton, ideally located on a premium corner lot with extensive upgrades and standout features you won't find elsewhere. Offering 2,321.76 sq ft of developed living space, this home is perfect for large or multi-generational families. The fully developed basement features a separate entrance, providing excellent income potential or privacy for extended family members. Step inside to discover a bright, open layout enhanced by high-end laminate flooring throughout—no carpet. The main kitchen is a chef's dream with quartz countertops, sleek modern cabinetry, and a dedicated spice kitchen, ideal for large meal prep and entertaining. The main living area opens to a beautiful deck and a spacious backyard—perfect for summer gatherings and outdoor enjoyment. Outside, you'll find a rare triple detached garage, ideal for car enthusiasts or hobbyists, with even more opportunity: there's room to build an additional oversized garage. With parking for up to six vehicles, space will never be an issue—and nearby neighbours are willing to rent parking spots, offering further income potential. The home also includes a brand-new air conditioning unit for year-round comfort, has never been rented, and is equipped with security cameras and additional safety features for your peace of mind. This home is ideally located just steps away from schools and the largest YMCA in North America, providing exceptional recreation and fitness facilities for the whole family. You're also close to numerous other amenities, including Superstore (10-minute walk), Cineplex VIP movie theatre (5-minute drive), South Health Campus Hospital (5-minute drive), 7/11 (10-minute walk), Long & McQuade and Mercury (5-minute drive), Tim Hortons (5-minute drive), and all

major banks (5-minute drive).