

10 Seton Parade SE  
Calgary, Alberta

MLS # A2234507

\$764,800

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Seton                                                                     |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | 2 Storey                                                                  |        |                  |
| Size:     | 2,207 sq.ft.                                                              | Age:   | 2020 (5 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2 full / 1 half  |
| Garage:   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage     |        |                  |
| Lot Size: | 0.12 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance |        |                  |

|             |                                                                                                                                                                                                                                  |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                          | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                  | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                                                                                                 | LLD:       | -   |
| Exterior:   | Composite Siding, Vinyl Siding, Wood Frame                                                                                                                                                                                       | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                                                                  | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |            |     |
| Inclusions: | Fridge in Garage                                                                                                                                                                                                                 |            |     |

HOME SWEET HOME! Welcome to your spectacular new dream home perfectly located on a large lot in the heart of the sought-after SE community of Seton! This breathtaking home custom-built in 2020 offers 3 bedrooms, 2.5 bathrooms and a magnificent, upgraded floor plan offering 2,995+ SQFT of living space throughout. Heading inside you will be blown away by the pride of ownership and incredible open concept floor plan complete with gleaming luxury vinyl plank flooring and elevated finishing's throughout. The main floor features a spacious living room drenched in natural sunlight complimented by a modern gas fireplace, a bright formal dining area, inviting foyer, 2 piece vanity bathroom, a convenient mud room and the gourmet chef's kitchen boasting premium quartz countertops, an oversized quartz center island, stylish grey cabinetry, a corner pantry and a stunning stainless steel appliance package. Upstairs offers a fully equipped laundry room, a massive bonus room perfect for entertaining and a growing family, an office/den, two generous sized bedrooms, a wonderful 4 piece bathroom and the primary retreat complete with a trendy feature wall, walk-in closet perfect for all your needs and a spa-like 5 piece ensuite ideal for unwinding with double vanity sinks, a soaker tub and a private shower. Downstairs has great future potential and is waiting for your special touch. There is a utility room and tons of space for storage. Outside, you will find the oversized double attached garage (22" x 21`6") that fits two trucks and the beautifully manicured backyard with a dog run, patio and large deck. Incredible location close to all desirable Seton amenities including the worlds largest YMCA, South Health Campus, Seton shopping district, schools, public transportation and major roadways like Stoney Trail and Deerfoot Trail. Don't miss out on this GEM, book your

private tour today!