

656 Seton Circle SE  
Calgary, Alberta

MLS # A2241879

**\$769,000**

|           |                                                  |        |                  |
|-----------|--------------------------------------------------|--------|------------------|
| Division: | Seton                                            |        |                  |
| Type:     | Residential/House                                |        |                  |
| Style:    | 4 Level Split                                    |        |                  |
| Size:     | 2,274 sq.ft.                                     | Age:   | 2021 (4 yrs old) |
| Beds:     | 3                                                | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached                           |        |                  |
| Lot Size: | 0.08 Acre                                        |        |                  |
| Lot Feat: | Back Yard, No Neighbours Behind, Street Lighting |        |                  |

|             |                                                                                                                    |            |     |
|-------------|--------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                         | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                    | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade                                                                                | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding                                                                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                    | Utilities: | -   |
| Features:   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |            |     |

**Inclusions:** Decorative Hanging Plants Front Entry, Built in Desk in Primary Suite, Floating Shelves in Greatroom, Front Doorbell Camera, Backdoor Camera, Solar Panels

Welcome to 656 Seton Circle SE—a beautifully maintained JAYMAN-BUILT home featuring SOLAR PANELS and a TANKLESS WATER HEATER, located in the vibrant and award-winning community of SETON in Southeast Calgary. From the moment you step through the inviting front entrance, you’re welcomed by a bright and thoughtfully laid-out main level, where rich VINYL PLANK FLOORING and expansive TRIPLE PANE WINDOWS create a comfortable and welcoming atmosphere. The living room seamlessly connects to a stylish dining area, creating an ideal space for both everyday living and entertaining. The modern kitchen is equipped with STAINLESS STEEL APPLIANCES, sleek cabinetry, GRANITE COUNTERTOPS, a designer backsplash, and a central island that provides both additional seating and workspace. Upstairs, a generous family room offers a perfect place for relaxing movie nights or streaming your favorite series. The spacious primary bedroom is a peaceful retreat, enhanced by large windows that allow for plenty of natural light. A well-appointed 5-PIECE ENSUITE features a CUSTOM GLASS AND TILE SHOWER, delivering a relaxing, spa-like experience. Two additional bedrooms and a full bathroom provide flexibility for family or guests, while the upper-level LAUNDRY ROOM adds everyday convenience. The UNFINISHED WALK-OUT BASEMENT with impressive 11-FOOT CEILINGS offers exciting potential to create additional living space tailored to your needs—whether it's a home theatre, gym, or extra family area. Outside, the FENCED BACKYARD provides the perfect setting for morning coffee, summer barbecues, or simply enjoying the outdoors. This home is ideally situated just steps from Seton’s dynamic urban district, with easy access to shopping, restaurants, the YMCA, CINEPLEX

THEATRE, future LRT, and other essential amenities. With parks, playgrounds, walking paths, and nearby schools all within reach, this community is an excellent choice for families and professionals alike. Don't miss your chance to own an energy-efficient, thoughtfully designed home in one of Calgary's most sought-after neighborhoods. Schedule your private showing today!