

# \$804,999 - 14 Seton Parade Se, Calgary

MLS® #A2205748

**\$804,999**

4 Bedroom, 4.00 Bathroom, 2,011 sqft

Residential on 0.09 Acres

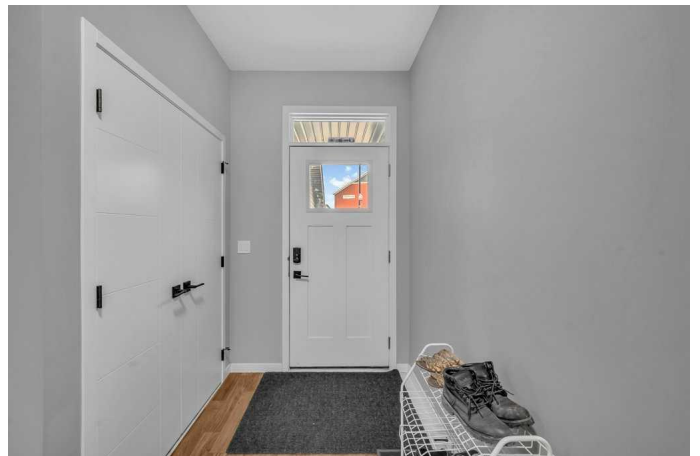
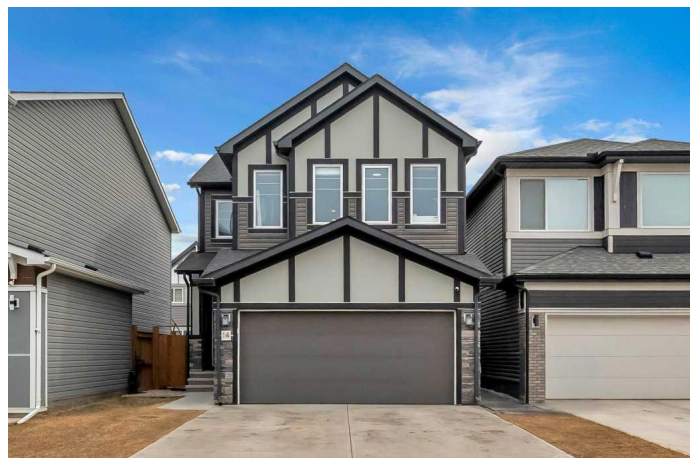
Seton, Calgary, Alberta

Discover the perfect family home in the sought-after community of Seton! This stunning property boasts a front-attached garage and a thoughtfully designed layout featuring 3 spacious bedrooms, a cozy living room, and convenient laundry rooms on both the upper floor and in the basement. The legal basement suite includes an additional bedroom, offering incredible flexibility for extended family living.

The home's upgraded kitchen is a chef's delight, complete with built-in modern appliances, while the bonus room sets the stage for entertainment with built-in speakers. The modified garage offers huge storage space, perfect for keeping everything organized. This move-in-ready home boasts a finished backyard, providing a private retreat, and features the convenience of two furnaces for customized comfort. Situated in Seton, this location is unbeatable, offering proximity to a wide range of amenities. Enjoy easy access to the Cineplex, all major banks, Tim Hortons, the YMCA (the largest in North America), gyms, shopping at Superstore and Save-On-Foods, nearby hotels, parks, playgrounds, a high school, and seamless connections to Deerfoot Trail and Stoney Trail. With no zero lot, this property combines practicality, comfort, and location for an unparalleled living experience.

Built in 2021

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2205748    |
| Price          | \$804,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,011       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14 Seton Parade Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3B6            |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Playground, Community Gardens, Car Wash, Day Care, Dog Park |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Attached                                                            |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Separate Entrance                                                                                                                        |
| Appliances        | Built-In Oven, Central Air Conditioner, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Humidifier, Water Purifier |
| Heating           | Forced Air, Humidity Control, Hot Water                                                                                                                                    |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 25               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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