

## 120 Seton Villas SE Calgary, Alberta

**MLS # A2292016**



**\$750,000**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                                         |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 1,886 sq.ft.                                                  | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 7                                                             | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot |               |                  |

|                    |                                                                                                          |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** 2 Refrigerators, 2 Dishwashers, 2 Washers, 2 Dryers, TV bracket(s)

Wow! Check out this 7 Bedroom/4 full bathroom opportunity! Situated on a corner lot with a great yard space in the heart of Seton! As you enter this unique home you have a bedroom and a full bathroom on the main floor that is perfect for guests or teens! There is also a huge living room/dining area before you enter the kitchen area. The kitchen is amazing and has numerous upgrades including the gas cooktop, wall oven and microwave, large island, beautiful white cabinetry, subway tiled backsplash and LED pot lights. The main floor also has plenty of windows for extra natural light and access out to the back yard. Upstairs you have 4 bedrooms, yes FOUR!! the primary bedroom is bright and sunny and features a walk in closet and a full ensuite bathroom. As we continue upstairs there are 3 more bedrooms for the kids, office space, guest room or whatever you need them for! (no shortage of options!) as well as ANOTHER full bathroom AND your laundry room. Downstairs is a fully separate 2 bedroom LEGAL suite with access from the rear of the home...it features 2 great sized bedrooms, a white kitchen with stainless steel appliances and a living room area, it's own washer and dryer and storage space! Perfect opportunity to let the tenants help pay your mortgage for you! There is also A/C and a detached double garage, a deck and plenty of yard space. This is a great home that is close to the YMCA, Hospital, numerous restaurants, shops, pubs, transit, schools, parks, playgrounds, major roadways and so much more!