

**89 Seton Terrace SE**  
**Calgary, Alberta**

**MLS # A2316965**



**\$589,089**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, On Street, Re		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Floating Shelves (ALL), TV Wall Mount (Main Floor Living Room)

Welcome to this beautifully maintained semi-detached home in the vibrant community of Seton, offering three levels of thoughtfully designed living space with 3 bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage. Step inside and discover an inviting open-concept main floor designed for both everyday living and entertaining. The spacious living room features a cozy fireplace, while the adjoining dining area flows seamlessly into the stunning kitchen, complete with quartz countertops, a large centre island, stainless steel appliances, a gas stove, and a walk-in pantry. A well-appointed 2-piece powder room adds functionality to the main level. Just off the kitchen, step outside to your private deck featuring a gas line for your BBQ, making summer gatherings effortless. The fully fenced backyard leads to the double detached garage, while ample street parking provides additional convenience for guests. Stay comfortable year-round with central air conditioning and enjoy the added convenience of a central vacuum system. Upstairs, you'll find a rare and highly desirable dual-primary layout. Both spacious bedrooms feature their own private ensuite bathrooms and walk-in closets, offering exceptional comfort, privacy, and flexibility for families, guests, roommates, or multi-generational living. Completing the upper level is a versatile bonus room that can easily function as a home office, media room, play area, or additional living space. The fully finished basement expands your living options with a large recreation room, a third bedroom, a full bathroom, and a separate side entrance, providing incredible flexibility for extended family and guests. Located in one of Calgary's most sought-after southeast communities, Seton offers an unmatched lifestyle with shopping, dining, entertainment, schools, parks, and pathways all within easy

reach. Residents enjoy proximity to the South Health Campus, the Brookfield Residential YMCA at Seton featuring pools, waterslides, fitness facilities, skating rinks, a public library, and year-round recreation opportunities. Seton's Urban District offers an impressive collection of restaurants, retail shops, services, and entertainment venues, creating a true live-work-play environment. The community also features connected pathways, green spaces, and excellent access to major roadways for an easy commute throughout the city. This is an incredible opportunity to own a move-in-ready home in one of Calgary's most exciting and amenity-rich communities.