

38 Seton Manor SE Calgary, Alberta

MLS # A2343258



\$739,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: NA

Welcome to this exceptional 2,100 sq. ft. double front-garage home nestled in the highly sought-after community of Seton! Designed for both comfortable family living and modern convenience, this home features an impressive main floor with an open-concept layout. At its heart is a stylish kitchen equipped with sleek quartz countertops, seamlessly flowing into a spacious dining area and a warm, inviting family room complete with a cozy electric fireplace. The upper level is thoughtfully planned for everyday life, featuring a generous bonus room, a dedicated home office, and three spacious bedrooms, including two full bathrooms. Downstairs, the fully finished basement extends your living space with a second kitchen, a full bathroom, and an additional bedroom—ideal for extended family, guests, or flexible living arrangements. Exclusive HOA Community Hub ("The Block"): Minutes from your doorstep is Seton's 14,000 sq. ft. community facility situated on a 6-acre park. Residents enjoy access to a splash park, outdoor hockey rink, tennis and pickleball courts, basketball nets, a fire pit, picnic shelters, a half-gymnasium, and gathering spaces for events and programs. Only 5 Minutes to the YMCA, Shopping and South Health Campus.