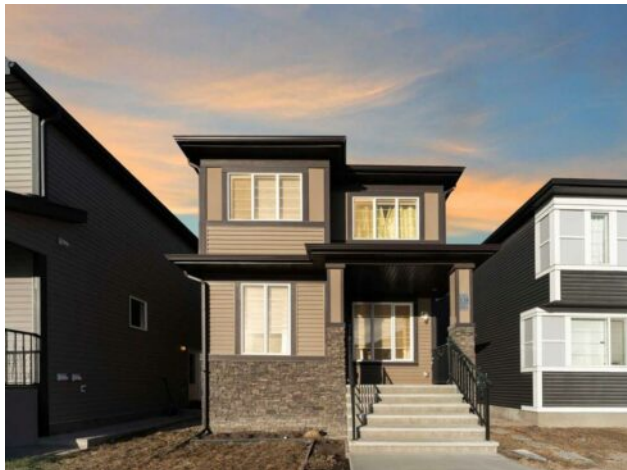


138 Seton Grove SE  
Calgary, Alberta

MLS # A2190686



**\$699,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Appliances in basement legal-suite

Welcome to this stunning, contemporary home in the highly sought-after Seton community, where elegance, modern style, and convenience seamlessly blend together! As you enter, you'll be greeted by a bright, open foyer and living room that set the tone for a spacious and inviting atmosphere. The sleek, modern kitchen stands out with its beautiful backsplash, stylish range hood, stainless steel appliances, and pristine white cabinetry. The kitchen island is ideal for entertaining, flowing effortlessly into the living area—perfect for hosting guests. Enjoy cozy evenings by the chic gas fireplace, adding warmth and sophistication to the space. The spacious master bedroom offers a tranquil retreat, complete with an ensuite featuring a double vanity for the ultimate in relaxation. Upstairs, you'll find three additional generously sized bedrooms and a full bath, offering plenty of space for family or visitors. The lower level features a 2-bedroom, 1-bath LEGAL SUITE, perfect for an income-generating space or a private family retreat—whatever fits your lifestyle. Step outside onto the deck, an excellent space for outdoor entertaining, complete with privacy screening for added comfort and seclusion. Conveniently located with easy access to shopping, schools, dining, and just a short drive to the South Health Campus, this home offers the best of modern, convenient living. With quick access to Deerfoot Trail (Highway 2), you're only 30 minutes from downtown Calgary.