

12 Seton Rise SE

Calgary, Alberta

MLS # A2198703



\$829,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	N/A		

OPEN HOUSE SATURDAY (MAR 22) 1:00-4:00PM. Discover your dream home in the highly sought-after community of Seton, where modern luxury meets unbeatable convenience. This stunning 2,300+ sq. ft. residence backs onto lush green space, offering privacy and tranquility alongside a thoughtfully designed layout. The main floor features a bright bedroom and full bathroom, ideal for guests or multi-generational living, while the open-concept design is bathed in natural light, showcasing premium finishes, a gourmet kitchen with quartz countertops, stainless steel appliances, and a spacious island. Patio doors lead to a beautifully landscaped backyard oasis, perfect for entertaining or unwinding. Upstairs, a spacious bonus room provides additional living space, complemented by three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. A conveniently placed laundry room adds everyday ease, while central air conditioning ensures year-round comfort. Triple pane windows for the whole property. The undeveloped basement offers endless potential for a home gym, media room, or extra living space. Located steps from schools, parks, South Health Campus, the world-class YMCA, vibrant shops, and dining, this home is also within walking distance of Seton’s upcoming Recreation Hub (opening 2024) and the future LRT station. With a 15-minute stroll to the Bow River and scenic trails, this home truly blends modern comfort with community charm. Don’t miss this rare opportunity to own a home designed for life’s best moments!