

# \$804,999 - 14 Seton Parade Se, Calgary

MLS® #A2205748

**\$804,999**

4 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.09 Acres

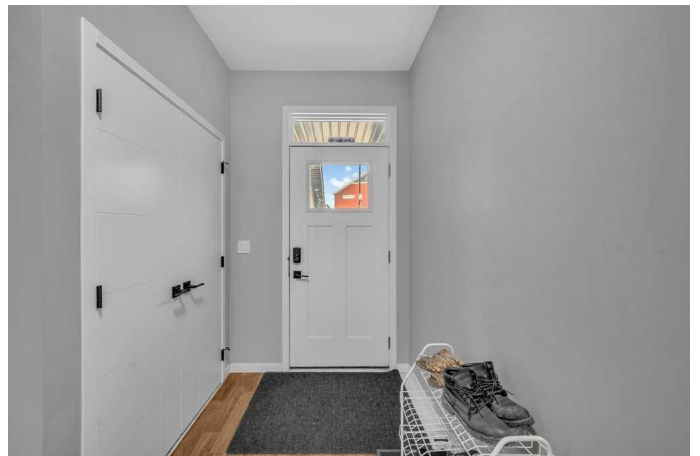
Seton, Calgary, Alberta

Discover the perfect family home in the sought-after community of Seton! This stunning property boasts a front-attached garage and a thoughtfully designed layout featuring 3 spacious bedrooms, a cozy living room, and convenient laundry rooms on both the upper floor and in the basement. The legal basement suite includes an additional bedroom, offering incredible flexibility for extended family living.

The home's upgraded kitchen is a chef's delight, complete with built-in modern appliances, while the bonus room sets the stage for entertainment with built-in speakers. The modified garage offers huge storage space, perfect for keeping everything organized. This move-in-ready home boasts a finished backyard, providing a private retreat, and features the convenience of two furnaces for customized comfort. Situated in Seton, this location is unbeatable, offering proximity to a wide range of amenities. Enjoy easy access to the Cineplex, all major banks, Tim Hortons, the YMCA (the largest in North America), gyms, shopping at Superstore and Save-On-Foods, nearby hotels, parks, playgrounds, a high school, and seamless connections to Deerfoot Trail and Stoney Trail. With no zero lot, this property combines practicality, comfort, and location for an unparalleled living experience.

Built in 2021

## Essential Information



MLS® #	A2205748
Price	\$804,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Seton Parade Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B6

### **Amenities**

Amenities	Fitness Center, Park, Playground, Community Gardens, Car Wash, Day Care, Dog Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Humidifier, Water Purifier
Heating	Forced Air, Humidity Control, Hot Water
Cooling	Central Air, Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Creekside Realty
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