

305 Seton Circle SE
Calgary, Alberta

MLS # A2235794



\$585,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,414 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step into your next chapter in Seton with this beautifully designed semi-detached gem, ideally situated on a sunny corner lot that's sure to catch your eye from the moment you arrive. From the charming covered front porch to the thoughtfully planned low-maintenance landscaping, this home radiates welcoming curb appeal and pride of ownership. Inside, the bright and open floor plan sets the stage for both everyday comfort and effortless entertaining. Soaring 9' ceilings, extra windows flooding the space with natural light, and upgraded metal spindle railings create a sense of modern elegance from the moment you walk in. The kitchen is a true showpiece — featuring rich shaker-style cabinetry, gleaming quartz counters, a classic subway tile backsplash, and a central island that's perfect for casual breakfasts or hosting friends. Cooking here is a delight with upgraded stainless steel appliances, an induction stove, and a handy corner pantry keeping everything within reach. Just off the dining area, large sliding glass doors lead you out to the patio, extending your living space outdoors for sunny morning coffees or relaxed evening meals under the stars. For added peace of mind, the upgraded security storm doors with reinforced steel are a smart touch. Upstairs, you'll find three generous bedrooms including a tranquil primary suite designed to help you unwind, featuring a spacious walk-in closet and a spa-like 4-piece ensuite with a soaker tub and extra-long vanity. Another full 4-piece bathroom completes the upper level, making it ideal for families or guests. A separate side entrance offers future potential for a secondary suite (with proper approvals and permits), opening the door for multi-generational living or added rental income if you're looking to invest. The sunny, west-facing backyard is fully fenced with

side gate access — a perfect spot for gardening, evening BBQs, or just soaking up the sun. Plus, the corner lot provides extra street parking alongside the double rear parking pad with alley access and an electrical outlet ready for a future garage. All of this is tucked into the heart of vibrant Seton — close to schools, parks, pathways, shopping, and dining. Here, you'll enjoy the best of city living with a touch of nature at your doorstep. Don't miss your chance to see it — book your private tour today and come discover the warmth and possibility that this lovely home has to offer!