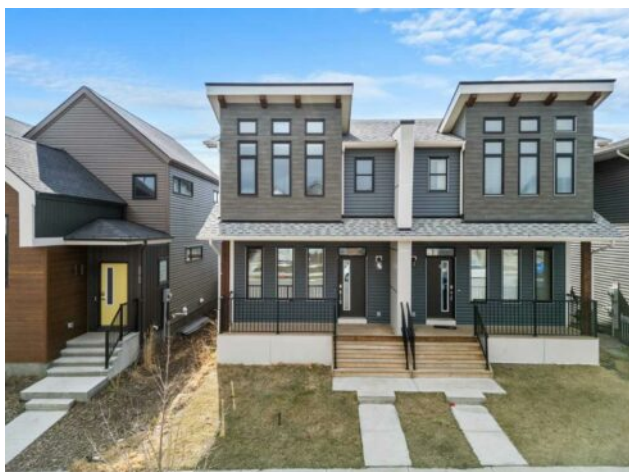


20705 Main Street SE
Calgary, Alberta

MLS # A2211724



\$650,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,626 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Close to Clubhouse		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

Inclusions: Smart Doorbell, Smart Thermostat SUITE: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave Hoodfan

Welcome to your next home in the heart of Seton, a vibrant and family-friendly community known for its welcoming atmosphere and convenient amenities. This stunning semi-detached property features VAULTED CEILINGS and a LEGAL ONE BEDROOM SUITE in the basement, making it an exceptional opportunity for both families and investors. As you step inside, you're greeted by a bright and airy living room, complete with a cozy fireplace feature wall that creates a warm and inviting space for gatherings with friends and loved ones. The open layout flows effortlessly into the kitchen, which truly is the heart of the home. Here, a spacious island with elegant waterfall quartz countertops anchors the room, complemented BUILT IN APPLIANCES and a dedicated dining area that makes mealtime both functional and enjoyable. Head upstairs to the central bonus room and upper floor completed with HARDWOOD FLOORING. The primary suite is a true retreat, featuring soaring vaulted ceilings, expansive windows that flood the space with natural light, and a thoughtfully designed three-piece ensuite with a walk-in closet—ideal for unwinding at the end of the day. Two additional bedrooms, a four-piece bathroom, and a conveniently located laundry room complete the upper level, offering comfort and practicality for growing families. The fully legal basement suite provides flexibility and value, whether for extended family, guests, or rental income. The open-concept living and kitchen area is thoughtfully designed, featuring stainless steel appliances, quartz countertops, and plenty of storage space. The spacious bedroom offers great natural light and a large closet, while the suite is rounded out with its own four-piece bathroom and in-suite laundry with a stacked washer and dryer. Situated in the sought-after community of Seton, this home is just

minutes away from schools, restaurants, grocery stores, and the South Calgary YMCA. Quick access to Deerfoot Trail ensures an easy commute, making this home as convenient as it is comfortable. Don't miss out on this incredible opportunity to make Seton your home—schedule your private showing today!