

**140 Seton Terrace SE**  
**Calgary, Alberta**

**MLS # A2228203**



**\$850,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency, Standard, Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Other	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this immaculate detached home in the highly desirable community of Seton, ideally located on a premium corner lot with extensive upgrades and standout features you won't find elsewhere! Offering 2,321.76 sq ft of developed living space (1612.92 sq ft above grade + 708.84 sq ft developed basement), this home is perfect for large or multi-generational families. The fully developed basement features a separate entrance, providing excellent income potential or privacy for extended family members. Step inside to discover a bright, open layout enhanced by high-end laminate flooring throughout—no carpet! The main kitchen is a chef's dream with quartz countertops, sleek modern cabinetry, and a dedicated spice kitchen, perfect for large meal prep and entertaining. The main living area opens to a beautiful deck and a spacious backyard—ideal for summer gatherings and outdoor enjoyment. Outside, you'll find a rare triple detached garage, ideal for car enthusiasts or hobbyists, with even more opportunity: there's room to build an additional oversized garage.. Plus, with parking for up to 6 vehicles, space will never be an issue—and nearby neighbours are willing to rent parking spots for even more income potential. This home includes a brand-new air conditioning unit for year-round comfort, has never been rented, and is equipped with security cameras and additional safety features for your peace of mind. Don't miss this incredible opportunity to own a move-in-ready home in one of Calgary's fastest-growing and most vibrant neighbourhoods.