

61 Seton Grove SE
Calgary, Alberta

MLS # A2211853



\$775,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained, this home still shows like is is brand new and is on a quiet street. Open concept living, luxury vinyl flooring through out main floor and extended up the stairs & down the hallway on second level. Front office & 2 pc bath are off of the main area with some privacy. Chefs kitchen with KitchenAid Stainless Steel Appliances, large island with eat up bar, under cabinet lighting, gas cooktop, upgraded granite counter tops (also in bathrooms), matte black hardware, walk through pantry from garage (convenient for grocery's) & pull-out recycle bins. Living room boasts custom cabinetry with a cozy built in electric fireplace. Dining area shining in natural light off the sliding deck doors leading to the beautiful sunny SOUTH facing yard. A gorgeous deck with pergola (pressure treated, same with the fence) creating privacy with aspen trees planted strategically in the yard. "T" Gas line for a firepit and BBQ. Upstairs has a central bonus room perfect for any family. Master bedroom was expanded and easily fits a King bed, spa like 5 pc ensuite with a double vanity. Upper laundry room was redesigned to have more storage and you can access this room through the hallway but also the master bedroom. 2 more good sized front bedrooms and one 4 pc bath complete the upper level. This home is energy efficient with a 12 panel solar system (can save up to 50% on electricity bill, with mobile app for monitoring), Electric vehicle charging outlet plug in garage, Navien Tankless hot water heater (on demand), triple pane windows, Daikin eco-slim air conditioner with a smart thermostat, Goodman 96% high efficiency furnace with two stages of a multispeed fan & Fantech heat recovery ventilator. Smart home technology upgrades include: Linear smart garage door opener (battery backup, Wifi connectivity & two remotes), 5 Kasa light switches (exterior, kitchen island, dining room, primary

bedroom), 2 ring spotlight cameras (driveway and backyard), Ring Doorbell Camera, 2 Schlage encode Wi-Fi smart deadbolts (front door and garage), Dals color tunable LED ceiling tray and pot light in primary bedroom and ensuite shower. Unfinished basement is waiting for your personal touch. Double attached front garage, insulated, drywalled, with Rubbermaid FastTrack garage storage system (bike and utility hooks) and 220 Volt Wiring for an EV vehicle. Seton has a lot to offer with an ice rink, tennis courts, splash park, restaurants, shopping, walking paths and the South Calgary Hospital.