



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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23 Seton Rise SE  
Calgary, Alberta

MLS # A2262431



\$659,900

|             |                                                                                                                             |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                     | Water:     | -   |
| Floors:     | Carpet, Vinyl                                                                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                             | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                            | LLD:       | -   |
| Exterior:   | Wood Frame                                                                                                                  | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                             | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                         |            |     |

\*\*\*OPEN HOUSE &ndash; Saturday, October 18, 10:30 AM - 1:00 PM\*\*\*\$40,000 SOLAR PANEL SYSTEM | 4 BEDROOMS UPSTAIRS | NEAR SOUTH HEALTH CAMPUS HOSPITAL | STEPS TO PARKS & AMENITIES Enjoy the best of modern, energy-efficient, and family-friendly living in this beautifully maintained 4-bedroom, 2.5-bath home in the heart of Seton. Perfectly located steps from playgrounds, the Seton pump track, basketball court, dog park, and the popular toboggan hill &ndash; ideal for active families year-round. The open-concept main floor offers a bright, welcoming layout perfect for gatherings. The chef-inspired kitchen features quartz countertops, full-height cabinetry, stainless-steel appliances, a walk-in pantry, and an oversized island that anchors the space. The dining and living areas open to a professionally landscaped backyard with a large deck and manicured greenspace &ndash; perfect for relaxing or entertaining. Upstairs, you&rsquo;ll find four spacious bedrooms, including a primary suite with a 5-piece ensuite featuring dual vanities, a soaker tub, and a walk-in closet. A convenient laundry room and a shared double-sink bathroom complete the upper level. Additional highlights include central air conditioning, an epoxy-finished double garage with an 8-ft door, and a \$40,000 solar panel system installed 2 years ago, offering exceptional energy efficiency and long-term savings. The unfinished basement provides huge potential for future customization. Located close to South Health Campus Hospital, Seton YMCA, top-rated schools, shopping centres, cinemas, and diverse restaurants, this home delivers comfort, convenience, and modern style in one of Calgary&rsquo;s most vibrant communities. Smart, stylish, and move-in ready &ndash; this is modern Seton living at its finest.