



DON'T GAMBLE WITH YOUR HOME.

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174 Seton Grove SE
Calgary, Alberta

MLS # A2269020



\$585,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained semi-detached home in the vibrant community of Seton — where style, functionality, and future potential come together seamlessly. Offering 2 bedrooms, 2.5 bathrooms, and a dual primary suite layout, this 2-storey home is ideal for couples, roommates, or anyone seeking a flexible living space designed for modern life. Step inside to a warm and welcoming main floor that opens into a bright living room centered around a stunning brick-facing fireplace, creating a cozy and inviting space to unwind. The open-concept design flows naturally toward the rear of the home, where you'll find a spacious kitchen and dining area perfect for entertaining. The kitchen features a large central island with quartz countertops, ample cabinetry and counter space, and a walk-in pantry offering fantastic storage. A well-placed 2-piece powder room and thoughtful closet space complete the main level. Upstairs, the dual primary suite design ensures privacy and comfort for everyone. Each bedroom boasts a walk-in closet and a 4-piece ensuite bathroom, providing the ideal setup for shared living or accommodating guests. Between the two bedrooms is a central family room, perfect as a media lounge, home office, or reading nook. The convenient upper laundry makes daily life that much easier. The unfinished basement is a blank canvas ready for your ideas — with rough-in plumbing and insulation already complete, plus a separate side entrance offering excellent potential for future development. Outside, enjoy a low-maintenance yard that's perfect for relaxing or entertaining, featuring a stamped concrete patio with bracket support for a future concrete staircase installation. A walkway leads to the oversized double detached garage, offering secure parking and additional storage. Located just minutes from Seton's

vibrant urban district with shops, restaurants, the South Health Campus, YMCA, and schools nearby, this home offers both comfort and convenience in one of Calgary’s most desirable newer communities. Move-in ready with room to grow — this is the perfect place to start your next chapter.