

# \$829,900 - 12 Seton Rise Se, Calgary

MLS® #A2198703

**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,314 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

**OPEN HOUSE SATURDAY (MAR 22)**  
1:00-4:00PM. Discover your dream home in the highly sought-after community of Seton, where modern luxury meets unbeatable convenience. This stunning 2,300+ sq. ft. residence backs onto lush green space, offering privacy and tranquility alongside a thoughtfully designed layout. The main floor features a bright bedroom and full bathroom, ideal for guests or multi-generational living, while the open-concept design is bathed in natural light, showcasing premium finishes, a gourmet kitchen with quartz countertops, stainless steel appliances, and a spacious island. Patio doors lead to a beautifully landscaped backyard oasis, perfect for entertaining or unwinding. Upstairs, a spacious bonus room provides additional living space, complemented by three generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. A conveniently placed laundry room adds everyday ease, while central air conditioning ensures year-round comfort. Triple pane windows for the whole property. The undeveloped basement offers endless potential for a home gym, media room, or extra living space. Located steps from schools, parks, South Health Campus, the world-class YMCA, vibrant shops, and dining, this home is also within walking distance of Seton's upcoming Recreation Hub (opening 2024) and the future LRT station. With a 15-minute stroll to the Bow River and scenic trails, this home truly blends modern



comfort with community charm. Don't miss this rare opportunity to own a home designed for life's best moments!

Built in 2019

### Essential Information

MLS® #	A2198703
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,314
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Seton Rise Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Playground
Lot Description	Backs on to Park/Green Space, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TrustPro Realty
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