

# \$725,000 - 94 Seton Manor Se, Calgary

MLS® #A2210410

## \$725,000

3 Bedroom, 3.00 Bathroom, 2,007 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Step into this Stunning Home featuring 3 spacious bedrooms and 2.5 bathrooms. Designed with elegance and functionality in mind, this property offers an abundance of natural light through large triple-pane windows and boasts 9-foot ceilings on the main floor, with an impressive 11-foot ceiling in the dining area.

### Master Retreat:

The primary suite features a large walk-around closet that connects to the laundry room, offering ultimate convenience.

**Modern Kitchen:** Quartz countertops, a large upgraded sink, slow-closing cabinets, and a convenient pull-out garbage system.

Walk-through pantry leading to a mudroom with a built-in bench.

**Stylish Design:** Luxury vinyl plank flooring on the main floor, custom blinds and curtains throughout, and pot lights for a bright, welcoming ambiance.

### Outdoor Living:

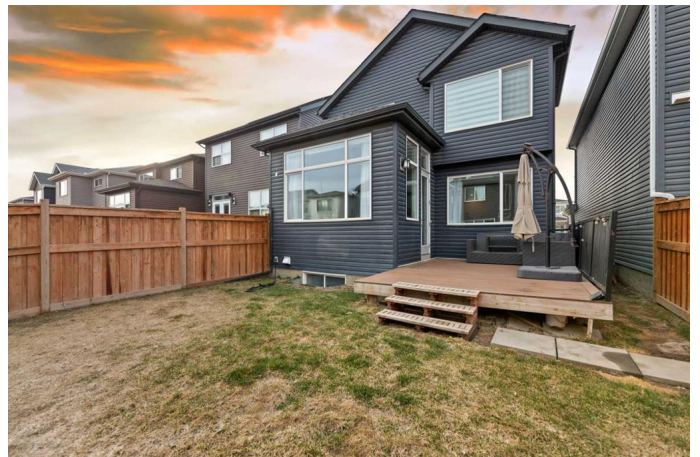
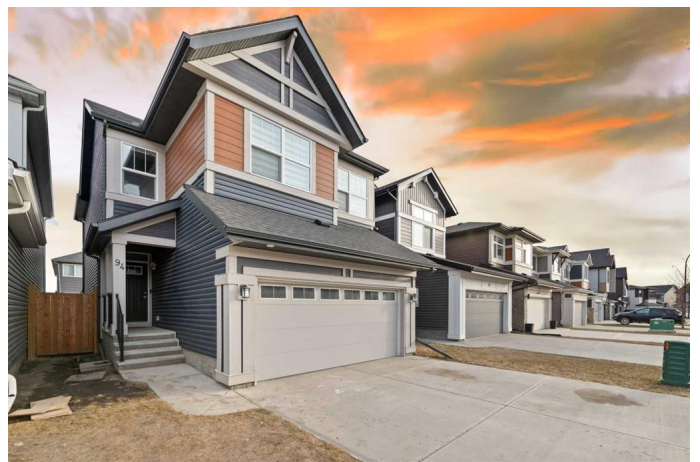
Enjoy the composite deck with metal railing and soak up the sun all day in the south-facing backyard.

**Energy Efficiency:** 6 solar panels, a tankless water heater, and central vacuum rough-in.

**Thoughtful Extras:** Equipped with air conditioning,

Gas line rough-in for a heater in the garage.

Tray ceiling in the bonus room for added elegance. Open staircase with railings to the basement.



Wired for Internet booster upstairs and data/cable system for TVs in the main living areas. This Home located close by all major banks, YMCA, gyms, Superstore and Save-On-Foods, playgrounds, a High School, and easy access to Deerfoot Trail and Stoney Trail.

This home combines luxury, sustainability, and thoughtful design, making it perfect for families and entertainers alike. Check 3D tour.

Built in 2019

**Essential Information**

MLS® #	A2210410
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	94 Seton Manor Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2V1

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Tankless Hot Water, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	43
Zoning	R-G

## Listing Details

Listing Office	URBAN-REALTY.ca
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