

\$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 | 52 |
| Zoning | R-G |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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