$775,000 - 61 Seton Grove Se, Calgary

MLS® #A2211853

## $775,000

3 Bedroom, 3.00 Bathroom, 2,260 sqft
Residential on 0.07 Acres

Seton, Calgary, Alberta

Beautifully maintained, this home still shows like is is brand new and is on a quiet street. Open concept living, luxury vinyl flooring through out main floor and extended up the stairs & down the hallway on second level. Front office & 2 pc bath are off of the main area with some privacy. Chefs kitchen with KitchenAid Stainless Steel Appliances, large island with eat up bar, under cabinet lighting, gas cooktop, upgraded granite counter tops (also in bathrooms), matte black hardware, walk through pantry from garage (convenient for grocery's) & pull-out recycle bins. Living room boasts custom cabinetry with a cozy built in electric fireplace. Dining area shining in natural light off the sliding deck doors leading to the beautiful sunny SOUTH facing yard. A gorgeous deck with pergola (pressure treated, same with the fence) creating privacy with aspen trees planted strategically in the yard. "T" Gas line for a firepit and BBQ. Upstairs has a central bonus room perfect for any family. Master bedroom was expanded and easily fits a King bed, spa like 5 pc ensuite with a double vanity. Upper laundry room was redesigned to have more storage and you can access this room through the hallway but also the master bedroom. 2 more good sized front bedrooms and one 4 pc bath complete the upper level. This home is energy efficient with a 12 panel solar system (can save up to 50% on electricity bill, with mobile app for monitoring), Electric vehicle charging outlet plug in garage, Navien Tankless hot water heater (on
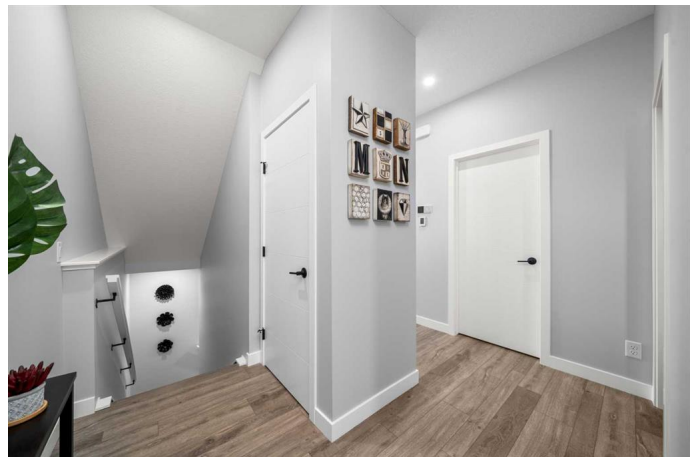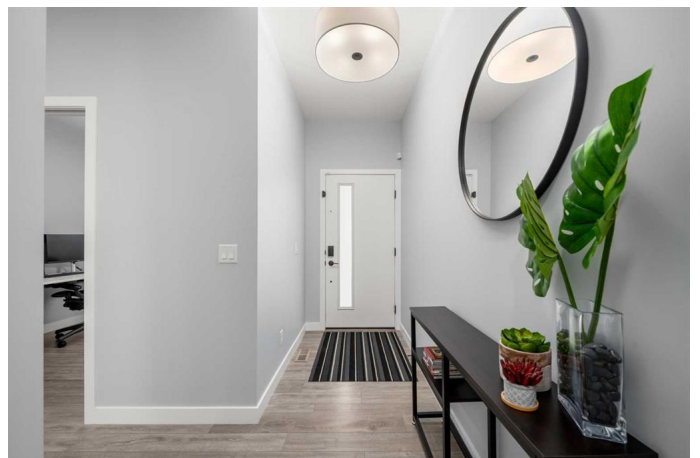
demand), triple pane windows, Daikin eco-slim air conditioner with a smart thermostat, Goodman 96% high efficiency furnace with two stages of a multispeed fan & Fantech heat recovery ventilator. Smart home technology upgrades include: Linear smart garage door opener (battery backup, Wifi connectivity & two remotes), 5 Kasa light switches (exterior, kitchen island, dining room, primary bedroom), 2 ring spotlight cameras (driveway and backyard), Ring Doorbell Camera, 2 Schlage encode Wi-Fi smart deadbolts (front door and garage), Dals color tunable LED ceiling tray and pot light in primary bedroom and ensuite shower. Unfinished basement is waiting for your personal touch. Double attached front garage, insulated, drywalled, with Rubbermaid FastTrack garage storage system (bike and utility hooks) and 220 Volt Wiring for an EV vehicle. Seton has a lot to offer with an ice rink, tennis courts, splash park, restaurants, shopping, walking paths and the South Calgary Hospital.

Built in 2020

Essential Information

MLS® #	A2211853
Price	$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	61 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2Y7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, 220 Volt Wiring, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	R-G

| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

| Listing Office | RE/MAX iRealty Innovations |