

# \$785,000 - 140 Seton Terrace Se, Calgary

MLS® #A2228203

**\$785,000**

5 Bedroom, 4.00 Bathroom, 1,752 sqft  
Residential on 0.13 Acres

Seton, Calgary, Alberta

Welcome to this immaculate detached home in the highly desirable community of Seton, ideally located on a premium corner lot with extensive upgrades and standout features you won't find elsewhere. Offering 2,321.76 sq ft of developed living space, this home is perfect for large or multi-generational families. The fully developed basement features a separate entrance, providing excellent income potential or privacy for extended family members.

Step inside to discover a bright, open layout enhanced by high-end laminate flooring throughout—no carpet. The main kitchen is a chef's dream with quartz countertops, sleek modern cabinetry, and a dedicated spice kitchen, ideal for large meal prep and entertaining. The main living area opens to a beautiful deck and a spacious backyard—perfect for summer gatherings and outdoor enjoyment.

Outside, you'll find a rare triple detached garage, ideal for car enthusiasts or hobbyists, with even more opportunity: there's room to build an additional oversized garage with a carriage house on top for extra income. All Development Permits are approved. With parking for up to six vehicles, space will never be an issue—and nearby neighbours are willing to rent parking spots, offering further income potential. The home also includes a brand-new air conditioning unit for year-round comfort, has never been rented, and is equipped with security cameras and additional



safety features for your peace of mind. This home is ideally located just steps away from schools and the largest YMCA in North America, providing exceptional recreation and fitness facilities for the whole family. You're also close to numerous other amenities, including Superstore (10-minute walk), Cineplex VIP movie theatre (5-minute drive), South Health Campus Hospital (5-minute drive), 7/11 (10-minute walk), Long & McQuade (5-minute drive), Tim Hortons (5-minute drive), and all major banks (5-minute drive). On top of that, you'll find Save-On-Foods and a Shoppers Drug Mart, Brookfield YMCA with pool and fitness facilities, scenic trails, multiple playgrounds and off-leash dog areas, plus a great range of schools (Christ the King, Cardinal Newman, Joane Cardinal-Schubert High School, All Saints High School) and numerous daycare/dayhomes right in Seton making it an ideal location for families, pet-owners, commuters, and anyone seeking a vibrant, fully equipped community. You're just a 2-5 minute walk from several Calgary Transit bus stops which serve Routes 79, 862, 14, and 75 connecting to local hubs like Cranston, Auburn Bay, Mahogany, All Saints High, and Somerset-Bridlewood. This high level of transit connectivity makes commuting easy and flexible.

Built in 2018

### Essential Information

MLS® #	A2228203
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,752

Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Seton Terrace Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V9

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Heating	High Efficiency, Floor Furnace, Standard
Cooling	Central Air, Other, Sep. HVAC Units
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Other

### Additional Information

Date Listed	June 5th, 2025
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Days on Market	17
Zoning	R-G

**Listing Details**

Listing Office	First Place Realty
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