

# \$679,900 - 27 Seton Parade Se, Calgary

MLS® #A2259199

**\$679,900**

2 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Welcome to the first ever Banff model built by award winning builder, Cedarglen Homes! This unique bungalow features incredible upgrades and a unique floor plan, which welcomes you to a fabulous great room plan, flooded with natural light. Warm luxury vinyl plank floors, throughout the main floor, including 8' doors throughout. Soaring vaulted ceilings, give this home a lovely, open vibe. The central kitchen features a large quartz island, upgraded floor to ceiling soft close cabinetry, and high end stainless steel appliances, including a gas range with dual ovens. A large pantry, adds to the abundance of storage. The dining nook adjacent to the kitchen is spacious, and perfect for family dinners. The living space is expansive and boasts a large fireplace, and large sliding doors to a private cozy yard. The fully fenced yard showcases a large deck and lower patio space, as well as lots of green space. An excellent extension for entertaining from the main living space. The master suite is large and features massive windows, a 5 pc ensuite w/ double vanity, custom shower & soaker tub plus a full walk in closet! A Main floor laundry room is convenient, and located just by the main level half bath. The basement is fully finished with a large rec room (the ultimate theatre space and games room), full 4 pc bathroom and large 2nd bedroom. An enclosed Gym can easily be added to this level. The mechanical room is huge and offers ample storage space. The double attached garage is spacious, with room



for shelving and a freezer. Meticulously maintained and freshly painted. You cant beat this location. Situated on a quiet street and the fabulous community of Seton. Close to restaurants, shopping, movie theatre, grocery stores, YMCA, public library, schools, and the South Health Campus. The new Homeowner Association will give you access to a splash park, hockey rinks, tennis courts, gardens, entertainment space and so much more! This is an excellent opportunity to own a unique bungalow in one of the best award winning communities. Motivated seller as they are moving out of province. Dont miss this unique opportunity.

Built in 2021

### **Essential Information**

MLS® #	A2259199
Price	\$679,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	27 Seton Parade Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3B6

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	440
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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