

# \$798,000 - 696 Seton Circle Se, Calgary

MLS® #A2221367

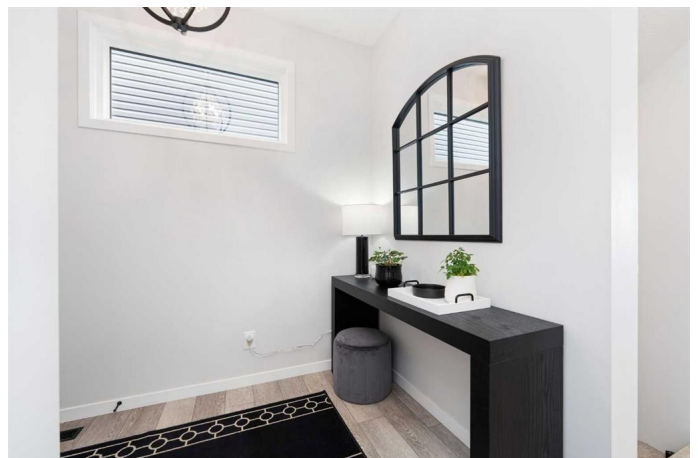
**\$798,000**

4 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY MAY 25 FROM 11AM-2PM\*\*** Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home in the vibrant and amenity-rich community of Seton! Perfectly designed for multi-generational living, this spacious two-storey home features a rare main floor bedroom complete with a mini walk-in closet and a full 4-piece bathroom just steps away—ideal for guests or extended family. Step inside to discover 9-ft ceilings and 8-ft doors on the main floor, creating an open and airy feel throughout. The heart of the home is the bright and inviting living space, where a chef-inspired kitchen awaits with granite countertops, stainless steel appliances, a large pantry, and a cleverly designed drawer with compartments for compost, recycling, and garbage. Patio doors lead from the dining area to a stunning, professionally landscaped backyard, where you’ll find a large deck, stone patio, mature trees, perennials, and marine-grade low-voltage lighting that creates a magical ambiance at night. Plus, enjoy breathtaking mountain views with no neighbours in front or behind! Upstairs, you'll find three generous bedrooms, including a serene primary retreat with a 5-piece ensuite featuring dual vanities, a soaker tub, and a spacious walk-in closet. A cleverly designed guest bathroom offers double sinks in one area, with the toilet and tub in a private adjacent space—perfect for busy households. The upper level also boasts a cozy bonus room and a well-appointed laundry area with



extra storage. Additional upgrades include central air conditioning, a water softener, heated double garage, custom blinds on every window (some motorized), and a front porch ceiling outlet—ideal for hassle-free holiday lighting, controlled by a switch in the front closet. The 4-ft wide staircase makes moving a breeze, and the basement remains undeveloped and ready for your custom touch. Situated in a prime location near schools, shopping, the South Health Campus, and future LRT, this home combines functionality, comfort, and style. Don't miss your opportunity to own this well-loved and thoughtfully upgraded home in Seton! (Metal sign on fence gate and backyard excluded.)

Built in 2020

**Essential Information**

MLS® #	A2221367
Price	\$798,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,104
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	696 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C6

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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