

# \$654,900 - 95 Seton Heath Se, Calgary

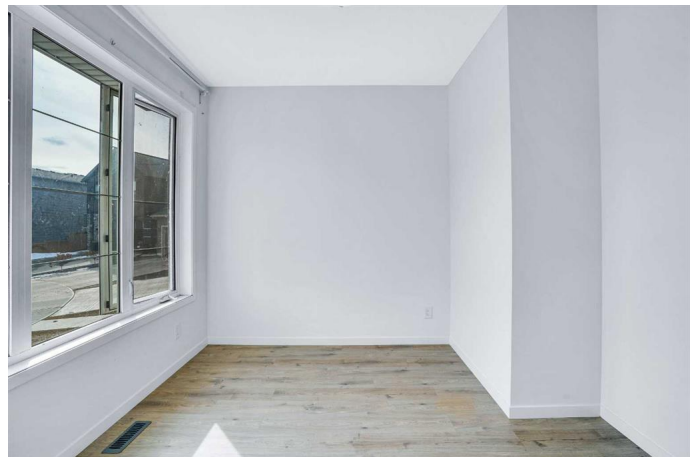
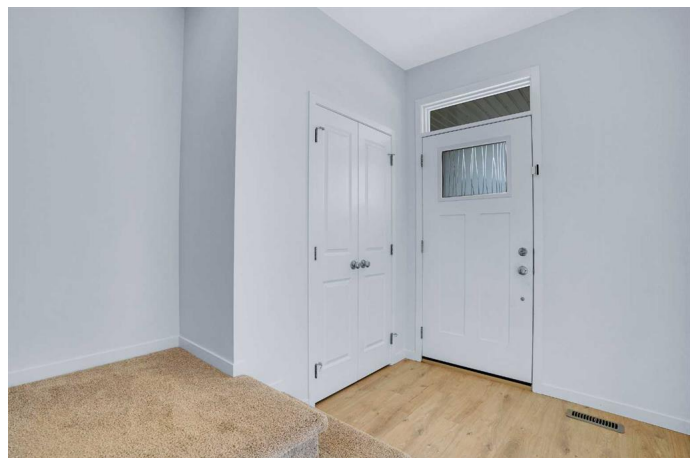
MLS® #A2196816

**\$654,900**

4 Bedroom, 4.00 Bathroom, 1,729 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

**MOTIVATED SELLERS!!!** Welcome to 95 Seton Heath, your new home! Seton is a vibrant, growing community, with endless amenities and more to come. This home offers just under 2500 Sq/ft of finished living space, 4 bedrooms, and 3.5 baths. As you enter the home you have a bright office/flex space on your left to work or enjoy the south facing view. The open floor plan allows for a seamless transition to the kitchen and living area. A large island - sleek kitchen design - spacious pantry - allow for the perfect spot to entertain or enjoy family gatherings. The spacious master bedroom is the perfect place to unwind. A walk in closet, large ensuite with dual vanities, creates the perfect environment for ultimate relaxation. The upper floor also contains two good sized bedrooms, a laundry room, and another full bathroom. The basement retreat also include a 4th bedroom with a walk-in closet, full bathroom, and large entertainment area, and ample storage. Seton provides access to the Seton Urban District which includes shops, restaurants, and entertainment options. South Health Campus, schools, parks, and pathways makes Seton a welcoming community for all. Easy access to major roadways ensures seamless connectivity to the rest of the city. Call now to book a private showing!



Built in 2020

## Essential Information

MLS® #	A2196816
Price	\$654,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,729
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Seton Heath Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3G2

### **Amenities**

Parking Spaces	2
Parking	Off Street, RV Access/Parking, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	40
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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