

# \$560,000 - 95 Seton Heath Se, Calgary

MLS® #A2219898

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,729 sqft

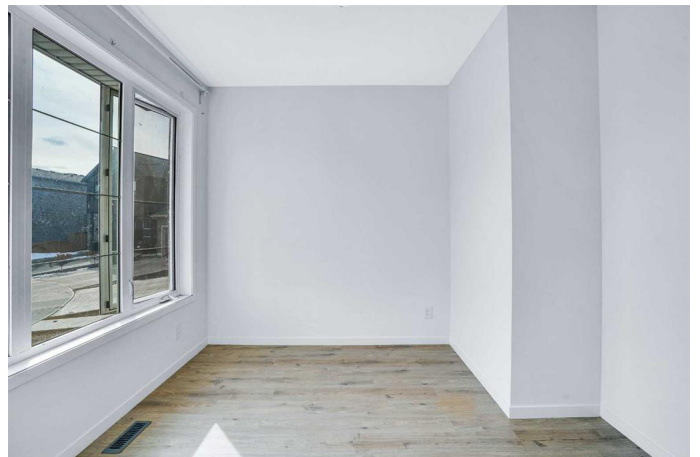
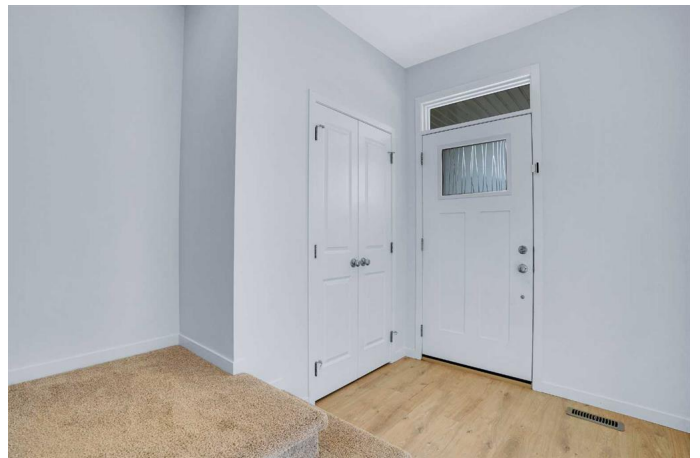
Residential on 0.06 Acres

Seton, Calgary, Alberta

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 make 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® #         | A2219898    |
| Price          | \$560,000   |
| 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, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry                        |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Oven, Humidifier, Washer/Dryer |
| 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 | Vinyl Siding, Concrete |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 116            |
| Zoning         | R-G            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.