

**3117, 20295 SETON Way SE**  
**Calgary, Alberta**

**MLS # A2139759**



**\$455,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parking Lot, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Stone Counters		

**Inclusions:** N/A

SETON SERENITY, one of Calgary's most sought-after developments. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! You'll feel right at home in this spacious 1,057 RMS sq.ft. (1,125 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, CORNER UNIT with LVP flooring throughout the living areas (L3 PLAN). Amazing WEST FACING UNIT with patio. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary has a sizeable walk-in closet, quartz counters, dual sinks and a stand up shower. The additional bedroom is perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters, undermount sink and LVT flooring. There are bespoke amenities outside your front door, so park the car and put on your walking shoes. The LARGEST YMCA IN THE WORLD and the SETON HOA is just around the corner. SOUTH HOSPITAL, shopping, restaurants and cafes are all just a short stroll away. Pet friendly complex. A underground titled parking stall completes this beautiful home. Limited number of storage lockers are available for purchase. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. PHOTOS ARE JUST FOR REFERENCE AND ARE NOT OF THE ACTUAL UNIT IN CONSTRUCTION. Estimated Completion date for this unit is August 1, 2025 &ndash; December 31, 2026. Other units available!