

# \$804,800 - 10 Seton Parade Se, Calgary

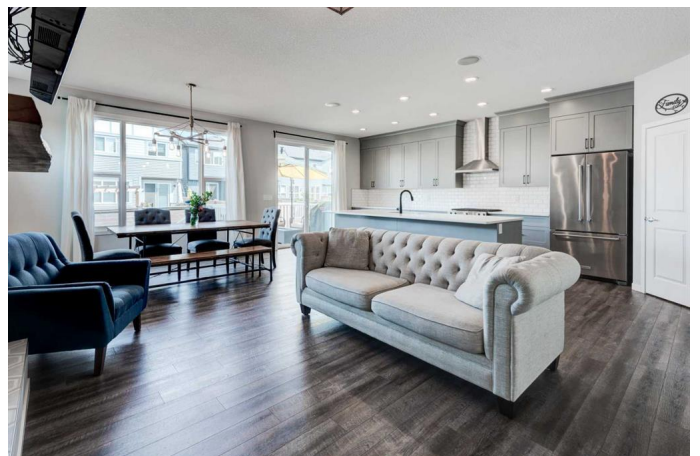
MLS® #A2234507

**\$804,800**

3 Bedroom, 3.00 Bathroom, 2,207 sqft  
Residential on 0.12 Acres

Seton, Calgary, Alberta

HOME SWEET HOME! Welcome to your spectacular new dream home perfectly located on a large lot in the heart of the sought-after SE community of Seton! This breathtaking home custom-built in 2020 offers 3 bedrooms, 2.5 bathrooms and a magnificent, upgraded floor plan offering 2,995+ SQFT of living space throughout. Heading inside you will be blown away by the pride of ownership and incredible open concept floor plan complete with gleaming luxury vinyl plank flooring and elevated finishing™s throughout. The main floor features a spacious living room drenched in natural sunlight complimented by a modern gas fireplace, a bright formal dining area, inviting foyer, 2 piece vanity bathroom, a convenient mud room and the gourmet chef™s kitchen boasting premium quartz countertops, an oversized quartz center island, stylish grey cabinetry, a corner pantry and a stunning stainless steel appliance package. Upstairs offers a fully equipped laundry room, a massive bonus room perfect for entertaining and a growing family, an office/den, two generous sized bedrooms, a wonderful 4 piece bathroom and the primary retreat complete with a trendy feature wall, walk-in closet perfect for all your needs and a spa-like 5 piece ensuite ideal for unwinding with double vanity sinks, a soaker tub and a private shower. Downstairs has great future potential and is waiting for your special touch. There is a utility room and tons of space for storage. Outside, you will find the oversized double



attached garage (22" x 21`6") that fits two trucks and the beautifully manicured backyard with a dog run, patio and large deck. Incredible location close to all desirable Seton amenities including the worlds largest YMCA, South Health Campus, Seton shopping district, schools, public transportation and major roadways like Stoney Trail and Deerfoot Trail. Don't miss out on this GEM, book your private tour today!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234507    |
| Price          | \$804,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,207       |
| Acres          | 0.12        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 Seton Parade Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3B6            |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Crown Molding

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Gas Log, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters, Dog Run

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 26th, 2025

Days on Market 7

Zoning R-G

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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