# **\$799,900 - 41 Seton Grove Se, Calgary**

MLS® #A2237585

### \$799,900

3 Bedroom, 3.00 Bathroom, 2,338 sqft Residential on 0.08 Acres

Seton, Calgary, Alberta

\*\* Quick Possession - Move in ready \*\* Custom Jayman BUILT home - Award Winning Madeline 24 Model \*\* Family Approved \*\* SOUTH BACKYARD \*\* Extensive upgrades and superior quality, with over 2338+ square feet of luxurious Air-Conditioned living space. You will be impressed with the privacy of an oversized homesite featuring a private, south-west-facing backyard with a bespoke 10' x 10' upper deck and a lower 18' x 11' concrete patio and gazebo. Enjoy this convenient Seton Location - steps away from ponds, parks, pathways, schools, shopping, soccer fields, bike paths, transit, a clubhouse, 212 Avenue, and expressways. Rich curb appeal with architectural features - dramatic rooflines, an attached garage, and a full-sized concrete driveway, along with covered entry and columns, complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom light & dark wood style cabinets/doors, extension trims, KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, 6 burner gas cooktop, recessed lighting, oversized central island, island with a flush eating bar & brown Silgranit under mount sink, walk-in 7.5' x 5' butlers pantry with storage & a large central breakfast nook. The main floor layout features an office/den, a family room with an electric fireplace and stone detail, a family-sized open foyer with a side window,







and rich, wide-plank LVP floors, which are featured from the front entrance and throughout the main floor, stairs, and upper level. The large mud room provides additional storage lockers and offers easy access to the garage. Upstairs, you'll find the upper three bedrooms, a bonus room, and a laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closet, an easy connection to the upper laundry room, an oversized shower with a glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The unfinished basement provides ample space for all your plans. Plus, smart home technology, 6 solar panels, Navien tankless hot water heater, 9' main floor & high basement ceilings, generously sized bedrooms with large windows, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2019

#### **Essential Information**

MLS® # A2237585 Price \$799,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,338

Acres 0.08

Year Built 2019

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

## **Community Information**

Address 41 Seton Grove Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3M8

#### **Amenities**

Amenities Dog Park

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Insulated, Oversized, Side By Side

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot

Water, Vinyl Windows, Walk-In Closet(s), Bookcases

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Yard, Rain Gutters

Lot Description Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 116
Zoning R-G
HOA Fees 375
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.