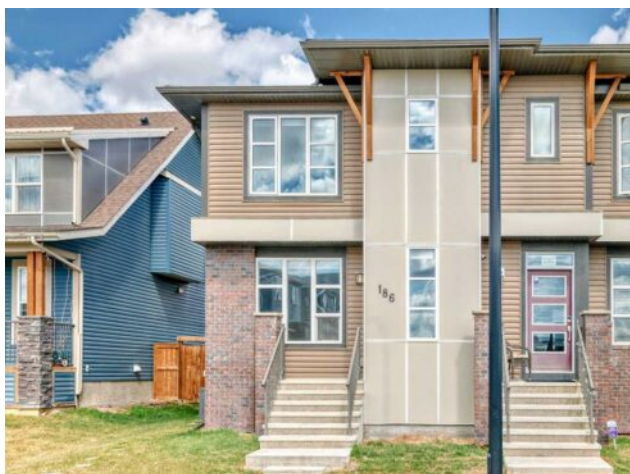


186 Seton Grove SE  
Calgary, Alberta

MLS # A2214431



# \$669,999

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Private, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		
<b>Inclusions:</b>	N/A		

Located in the heart of Seton, this tasteful home offers incredible value with a legal 1 bedroom basement suite and double detached garage. Curb appeal is on point with charming brick siding and a partially covered front porch. Inside, the main floor welcomes you with a cozy yet spacious open-concept layout featuring a warm family room, a large dining area, and a stunning kitchen. You'll love the quartz countertops, massive island with breakfast bar, stainless steel appliances, and abundant cabinetry — plus a walk-in pantry to keep everything organized. Upstairs includes 3 bedrooms, a bonus room, laundry, and a spacious primary suite with walk-in closet and ensuite. The legal basement suite has its own entrance, furnace, laundry, and a private fenced play area—perfect for a rental space or extended family. Stay comfortable year-round with a new A/C unit. Outside, enjoy a large backyard, deck, and convenient access to local parks and amenities. Walk to the YMCA, South Health Campus, Cineplex, schools, parks, and shopping. Quick access to Deerfoot & Stoney Trail. Welcome to your new home - A perfect blend of function, style, and location!