

\$819,900 - 48 Seton Rise Se, Calgary

MLS® #A2258526

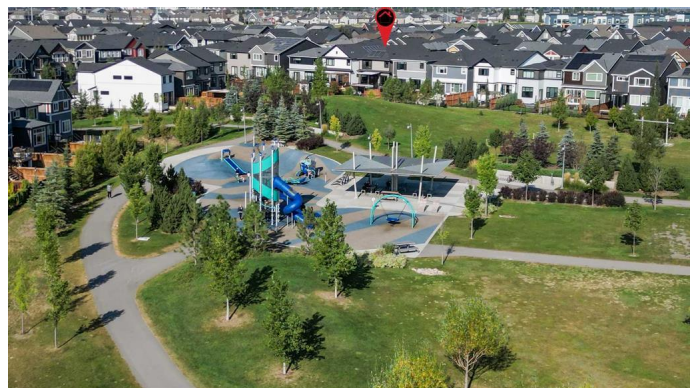
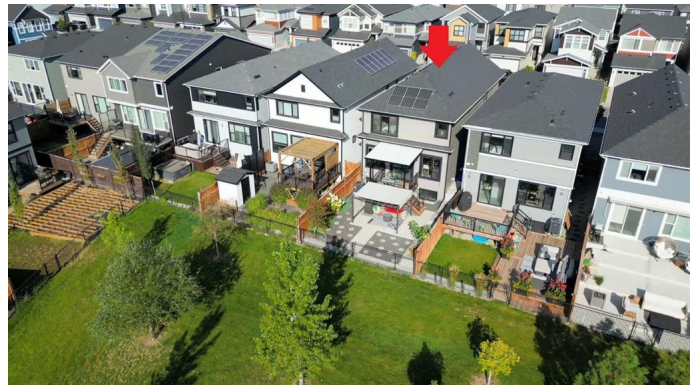
\$819,900

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

//BEAUTIFUL, ENERGY EFFICIENT HOME// |
SUNNY SOUTH FACING YARD BACKING
ONTO A PARK | SOLAR PANELS |
TRIPLE-PANE WINDOWS | BUILDER
FINISHED BASEMENT | 9ft CEILING | 4
BED-3.5 BATH | Welcome to this exquisite
home built by Cedarglen in the vibrant
community of Seton! As you step in, you are
greeted by an inviting foyer which leads to a
bright and open area designed with 9ft ceiling,
triple-pane windows and premium laminate
flooring. At the heart of this home is a stunning
kitchen equipped with full size cabinets,
stainless steel appliances, gas stove, quartz
countertops and a large pantry. Next to the
kitchen is a spacious dining area with views of
the picturesque backyard and park. The living
room provides a comfortable and spacious
gathering spot for family. The large
south-facing windows create a perpetually
bright and airy atmosphere, filled with natural
light all day long. Sliding patio doors open
from the living area to a beautifully landscaped
yard, where a builder-installed deck and a
brand new pergola provide the perfect setting
for your outdoor activities and BBQs. A 2pc
bathroom and a mudroom complete the main
floor. Upstairs you will find 3 bedrooms, a
relaxing bonus room with vaulted ceiling, a
home office, a 5pc bathroom and a convenient
laundry room! The primary bedroom has its
own 4pc ensuite and an oversized walk-in
closet. You can enjoy the unobstructed
panoramic view of the park from your own



bedroom. Down to the lower level you have 9ft ceilings, a generously sized family room, a large bedroom and a 3pc bathroom. The front and back yards have been meticulously landscaped with decorative lights installed in 2023. The home has been upgraded with A/C (2022), Tankless Hot Water system, triple-pane windows plus 13 panel 6 kw solar system (2023) which reduce utility bills. The garage door control and the home thermostat are also smart systems! This location is a short walk to Seton YMCA, schools, movie theatres, restaurants and grocery stores. The South Health Campus is close as well. Easy to get on to major roads like Deerfoot Trail and Stony Trail. Check out the 3D tour and video! Book your showing today!

Built in 2018

Essential Information

MLS® #	A2258526
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Seton Rise Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 2V3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Paved, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
----------------	---------

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.