



GRASSROOTS
REALTY GROUP

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178 Setonstone Green SE
Calgary, Alberta

MLS # A2238504



\$909,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Walk-In Closet(s)		
Inclusions:	N/A		

The Monroe by Trico Homes offers 2,373 sqft of expertly designed living space with 3 bedrooms, 2.5 bathrooms, and a double attached garage. The open-concept main floor includes a spacious kitchen with large island, walk-through pantry, and stainless-steel appliances, seamlessly connected to the great room and dining area. A central staircase leads to the upper floor, featuring a generous bonus room, convenient laundry, and two secondary bedrooms. The primary bedroom includes a walk-in closet and ensuite with dual sinks, soaker tub, and separate shower. Built with energy-efficient features and modern finishes, this home blends style and functionality. Located in a desirable community with access to schools, parks, and pathways. Photos are representative. Thoughtful layout, premium details, and Trico's craftsmanship make this the perfect family home.