



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Setonvista Gate SE
Calgary, Alberta

MLS # A2244432



\$529,300

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,584 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: None

Welcome to the newest addition to Seton. Come visit this beautiful duplex built by award winning builder Morrison Homes. This 3 bedroom home is perfect for all types of individuals and families looking to take advantage of the separate entrance. All 3 bedrooms are located on the upper level along side the laundry room for added convenience. A 3 pc ensuite comes with the primary bathroom and a 4 pc bathroom is shared between the 2 addition upper bedrooms. The kitchen has a lovely island with tile backsplash and is closely shared with the dining and living rooms. Perfect for entertaining and preparing meals. The basement has a separate entrance and is undeveloped to allow for someone to create the basement of their dreams. This home is perfectly priced to move quickly. Upgrades include upgraded outdoor siding, all weather deck, electric fireplace, gourmet appliance package and so much more! Seton is a terrific community close to the newly built South Health Campus, YMCA, Cineplex and too many restaurants to list. Blue prints available upon request. This is a new build and is not 100 percent complete. Photo's will be added as the process advances. Possession available between 30-60 days. Come visit today!