



**58 setonstone Passage SE
Calgary, Alberta**

MLS # A2288599



\$840,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully designed two-storey home in the vibrant and sought-after community of Seton. Thoughtfully laid out for modern living, the main floor offers a bright open-concept design that seamlessly connects the kitchen, dining, and living areas—creating a warm and inviting space perfect for both everyday life and entertaining. The kitchen is complemented by a convenient walk-through pantry, while the mudroom helps keep things organized and functional. A versatile den/flex room provides the perfect spot for a home office, playroom, or guest space, and the main floor 3-piece bathroom adds extra comfort and flexibility. Step outside to the rear deck and enjoy the nicely sized backyard—ideal for relaxing with family, hosting summer barbecues, or simply unwinding at the end of the day. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat featuring a spacious walk-in closet and a well-appointed 5-piece ensuite designed for relaxation. A large bonus room offers additional living space for movie nights or a kids’ hangout, while the convenient upper-floor laundry makes daily routines that much easier. The unfinished basement presents excellent potential for future development, allowing you to customize the space to suit your needs. An attached garage provides ample parking and storage for added convenience. This is a wonderful opportunity to own a functional, stylish, and welcoming family home just minutes from schools, shopping, dining, parks, and all the amenities that make Seton such a dynamic and growing community.