



GRASSROOTS
REALTY GROUP

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**87 Setonstone Landing SE
Calgary, Alberta**

MLS # A2297756



\$699,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

PRICE IMPROVEMENT!! | 4-CAR REAR PARKING | OVERSIZED PIE LOT IN PRIME LOCATION | 3 BEDS + 3.5 Baths | A/C | \$150,000 in builder upgrades & owner improvements!! | EXCELLENT VALUE!! | Welcome to your show-stopping, FULLY FIN'D home offering 2,585 Sq Ft of TOTAL living space w/ DETACHED OVERSIZED DBL GARAGE (24 X 21 + 90 AMP outlet) & PAVED alley access. Ideal home for a professional couple, downsizer, small family or a savvy investor. Your main floor living greets you w/ 9-ft ceilings, warm luxury vinyl plank flooring throughout & a soft neutral palette that creates an inviting atmosphere. The REAR of the home is the CHEF-INSPIRED SUNNY kitchen, where no upgrade was spared—gorgeous cabinetry, stunning quartz countertops, designer tile, upgraded S/S appliances, GAS STOVE, WATER FILTRATION SYSTEM (\$10,000), walk-in pantry, farmhouse sink, motorized blinds, wall mounted vent hood & a LARGE island. Your dining is at the HEART of the home & can accommodate large family dinners + open to the living room! Thoughtfully designed upper level w/ TWO PRIMARY SUITES, connected by a flexible BONUS ROOM space is ideal for work, relaxation or additional living! Your primary retreat features a walk-in closet & 3-pc en suite w/ glass shower. Your LARGE 2nd bedroom could accommodate an x'tra office space, complete with it's own 4-pc bath w/quartz. Upper floor laundry room offers built-in cabinetry & drawers for maximum functionality. The lower level boasts a LARGE FAMILY room, 3rd BEDROOM + 4-PC BATH + a STACKABLE WASHER/DRYER for ADDED CONVENIENCE! Your BEAUTIFULLY LANDSCAPED OUTDOOR OASIS will sure to impress as you enjoy an after dinner drink on your SUNNY SW FACING COMPOSITE & glass deck (10x12)or concrete patio area

(25x10). The perfect amount of green space easily accommodates everyone & your beloved pets! The EXTRA 2-CAR parking area provides flexibility for families, car lovers, RV's & even future tenants? POTENTIALLY, you could ADD ANOTHER GARAGE or the lot is very well-positioned for a FUTURE CARRIAGE SUITE (subject to city approval)--A MORTGAGE HELPER POTENTIAL?! Seton is one of Calgary's premier FAMILY HUBS, offering everything you need within walking distance or a short drive. You will love being only a short walk to the Seton HOA site, complete with picnic shelters, BBQ areas, a splash park, skating pad, playground, tennis & pickleball courts, hockey rink, basketball court, modular skateboard park—endless activities for every season! Just minutes away, you'll also find the South Health Campus--one of Calgary's TOP HOSPITALS. The WORLD-CLASS Seton YMCA Rec Centre provides pools, fitness facilities, a gym, climbing wall, while the modern public library offers a perfect spot for children's programs & study time! ADD in nearby shopping, dining & the FUTURE URBAN DISTRICT, and SETON TRULY HAS IT ALL! It's not just the ideal place, but the perfect opportunity for you and your family to MAKE HAPPY, FUN & LONG LASTING MEMORIES! You will LOVE this JEWEL of a HOME!