



GRASSROOTS

REALTY GROUP

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**42 Setonridge Way SE
Calgary, Alberta**

MLS # A2298053



\$1,399,984

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,070 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 42 Setonridge Way SE - a beautifully designed home by Brookfield Residential, located in the emerging community of Seton Ridge. Offering over 3,000 sq. ft. of thoughtfully planned living space above grade, plus a fully developed basement, this 5-bedroom, 3.5-bathroom Lucca estate home delivers an exceptional blend of space, style, and functionality. Currently under construction, this home presents a unique opportunity to personalize finishes and selections, allowing you to tailor the space to suit your lifestyle. Step inside to a spacious and well-planned main floor designed for both everyday living and elevated entertaining. The open-concept layout will feature a bright great room enhanced by added pot lights and a cozy gas fireplace with an upgraded firebox, creating a warm and inviting atmosphere. The kitchen is designed to impress, complete with built-in oven and microwave, under-cabinet lighting, and a convenient butler's pantry for added storage and prep space. A versatile flex room offers the perfect option for a home office or additional living area, while a functional mudroom helps keep daily life organized. A convenient 2-piece powder room completes the main floor. On the upper level, you'll find 3 generously sized bedrooms and 2 full bathrooms, including a luxurious primary retreat featuring a spacious walk-in closet and a well-appointed 5-piece ensuite. A standout feature of this home is that each bedroom on the upper level includes its own walk-in closet, offering exceptional storage and comfort for every member of the household. A central bonus room with elegant railing details provides additional living space, ideal for relaxing or entertaining, while the upper-level laundry room with built-in cabinetry adds everyday convenience. The fully developed basement continues to expand your living space, featuring 9' ceilings,

two additional bedrooms, a full 4-piece bathroom, and a large recreation room with added pot lighting. A dedicated games area offers even more flexibility for entertaining, fitness, or family activities. Outside, the backyard is designed for enjoyment, complete with a deck that creates the perfect setting for summer evenings. The triple car garage provides ample space for vehicles, storage, and hobbies. Located in Seton Ridge, where thoughtful home design meets wide-open skies, this community offers a unique blend of natural beauty and urban convenience. Enjoy access to parks, pathways, and environmentally protected areas, while being just minutes from the amenities of Seton, including the South Health Campus, Seton YMCA, and a wide range of shopping, dining, and entertainment options. *Please note: Property is under construction and photos are not an exact representation of the property for sale.