



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**173 Setonstone Green SE  
Calgary, Alberta**

**MLS # A2307377**



**\$689,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Vinyl Windows, Wired for Sound

**Inclusions:** na

Welcome to 173 Setonstone Green &mdash; a like-new Trico Homes show home with over \$100,000 in upgrades. This beautiful detached home features a smart and functional layout with a main-floor bedroom or den and a full bathroom, perfect for guests or multi-generational living. The open-concept main floor includes a bright living and dining area, a modern kitchen with stainless steel appliances, upgraded finishes, and 9-foot ceilings. Upstairs offers a spacious primary bedroom, two additional bedrooms, a bonus room, and convenient upper-floor laundry. The home includes many premium upgrades such as hardwood and tile flooring, built-in speakers on both levels, air conditioning, a high-efficiency furnace, and a 50-gallon hot water tank. Outside, enjoy professionally landscaped front and back yards, a sprinkler system, LED lighting, and a paved back alley. The basement has 9-foot ceilings, a separate rear entrance, and rough-in plumbing for a future bathroom&mdash;great potential for future development. Located close to South Health Campus, shopping, parks, transit, and major amenities, this home offers comfort, luxury, and convenience. A rare chance to own a show-home-quality property&mdash;don&rsquo;t miss it!