



**GRASSROOTS**  
REALTY GROUP

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**164 Setonstone Manor SE**  
**Calgary, Alberta**

**MLS # A2313167**



**\$720,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Low Main		

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

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Dishwashers (2), Dryers (2), Refrigerators (2), TV Mounts (2), Washers (2), Window Blinds

**UPGRADED HOME IN IMMACULATE CONDITION | LEGAL SUITE | UNIQUE WIDE FLOOR PLAN | NEW GARAGE & DECK** Located in the vibrant community of Seton, this upgraded and exceptionally maintained home with a legal 1-bedroom basement suite, completed as part of the original build, offers outstanding flexibility, income potential and everyday livability. Seton is one of southeast Calgary's most complete urban communities, with shopping, restaurants, retail, services, South Health Campus, the YMCA, natural spaces, pathways and future Green Line LRT planning all adding to the long-term lifestyle appeal. Residents also enjoy access to The Block, Seton's new HOA facility with gathering spaces, a gymnasium, splash park, casual skating area, hockey rink, basketball nets, tennis and pickleball courts, playground, amphitheatre, fire pit, picnic areas and more. Inside, the main level is bright, open and spacious, with a rare wide footprint that gives the home a noticeably more comfortable feel than typical floor plans. Luxury vinyl plank flooring, ' ceilings, ' doors, large windows and clean modern finishes create an upscale feel, while the living room features a striking acoustic wood slat fireplace wall that adds texture and a custom designer touch. The kitchen is stylish and practical, with quartz countertops, stainless steel appliances including a gas range and chimney style hood fan, matte black fixtures, a large island with seating, generous full height cabinetry, deep storage cabinets and a layout that works beautifully for everyday cooking and hosting. A good-sized dining area, mudroom with a bench, 2-piece bathroom and upgraded main laundry room with cabinets and counter space complete this level. Upstairs, the thoughtful layout continues with three generous bedrooms, including a spacious primary retreat with a

large walk-in closet and a gorgeous ensuite featuring a dual vanity, modern finishes and a fully tiled, oversized walk-in shower. The secondary bedrooms offer flexibility for children, guests or a home office, and the additional 4-piece bathroom includes a full-size tub with the same clean, modern style. The legal 1-bedroom basement suite is a standout feature, offering separate exterior access, its own furnace, full kitchen with stainless steel appliances, comfortable living and dining spaces, a full 4-piece bathroom and private in suite laundry. Whether used as a mortgage helper, rental suite or extended family space, it adds excellent value and long-term resale strength. Outside, the improvements are just as impressive, with full landscaping, new fencing, a walkway to the suite entrance and a new oversized double detached garage with an attic storage area accessed by ladder and hatch. The yard offers a multi-level deck with a BBQ area near the rear door, lounge space and a lower area ready for a future hot tub, with the garage subpanel and wiring completed. Central A/C, two regular gates and an oversized yard access gate complete this exceptional home. Welcome Home.