



GRASSROOTS

REALTY GROUP

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**67 Setonstone Row SE
Calgary, Alberta**

MLS # A2317360



\$849,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SAT JUNE 13th FROM 2-4PM. Price Strategically Reduced for Immediate Action ‐ Motivated Seller. Rare Opportunity. Move Fast. This is not just a home ‐ it's a high-performing real estate asset dressed in luxury finishes. Offering over 3,000 sq. ft. of meticulously engineered living space, this nearly brand-new residence is purpose-built to generate income while delivering an uncompromising lifestyle. TWO INCOME STREAMS UNDER ONE ROOF: MAIN FLOOR RENTAL ROOM ‐ A private bedroom at the foyer features its own 4-piece bathroom and a separate entrance, making it immediately rentable as a nanny Room, guest quarters, or income-generating unit. LEGAL BASEMENT SUITE ‐ Fully developed and legally permitted, this 2-bedroom, 4-piece bath boasts 9-foot ceilings, stainless steel appliances, pot lighting, and premium vinyl flooring. High-demand. High-yield. Move-in ready. THE MAIN RESIDENCE ‐ WHERE LUXURY MEETS FUNCTION: Soaring 10-foot ceilings and elegant vinyl flooring set the tone on the main floor, anchored by an open-concept layout with a gas fireplace. The open concept kitchen commands attention with quartz counter-tops, premium stainless steel appliances, a gas stove, and an oversize pantry ‐ engineered for daily living and effortless entertaining. Upstairs, three expansive bedrooms are complemented by a versatile bonus room ‐ ideal as a home office, media lounge, or fourth bedroom. The primary suite is a true retreat, complete with a spa-inspired 5-piece en-suite featuring double sinks and double closets. A second full 5-piece bathroom with quartz counter tops and double sinks serves the upper level with equal sophistication. In total: 6 bedrooms + bonus room | 4.5 bathrooms | Full landscaping ‐ zero hassle from day one. PREMIUM UPGRADES THAT

PROTECT YOUR INVESTMENT: Triple-pane windows throughout — superior insulation, reduced utility costs \$4,000+ water softener system — long-term infrastructure protection Dual furnaces + dual HVAC systems — independent climate control for suite and main home Tankless water heater (main floor) + 50-gallon tank (suite) — maximum efficiency, zero compromise Front-attached garage with custom shelving + 240V EV charger connection — future-ready Every detail has been expertly curated to maximize comfort, durability, and return on investment. Whether you're an investor seeking immediate cash flow, a multi-generational family demanding space and privacy, or a buyer who refuses to settle — this property delivers on every front. This isn't just real estate. This is your next best financial decision. Act now before it's gone.