



**GRASSROOTS**  
REALTY GROUP

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**102 Setonstone Manor SE**  
**Calgary, Alberta**

**MLS # A2320807**



**\$869,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, No Back Lane, Rectangular Lot, V		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Master TV & mount

Welcome to this rare and exceptional 3-storey Detached home in the highly sought-after community of Seton. Perfectly situated on a premium lot across from the pond, park, and playground, offering breathtaking views and over 3,000 sq. ft. of thoughtfully designed, fully developed living space across four levels. From the moment you arrive, you'll appreciate the home's unique layout and outstanding versatility. The welcoming entryway provides a spacious entry into the home and there's an ideal mudroom from the garage. Just beyond, a flexible main-level den space offers endless possibilities as a home office, playroom, or additional family space. This impressive residence features four bedrooms, including three on the upper level and one in the fully developed basement. There are two full bathrooms upstairs, an additional full bathroom in the basement, triple pane windows, vinyl plank flooring throughout, 10 ft ceilings on the main floor, and 9 ft ceilings in the basement and upper levels and A/C. One of the property's most unique features is the rare third-storey loft. Complete with its own bathroom, wet bar, and private outdoor space, this incredible retreat offers unmatched flexibility and showcases stunning west-facing views of the Rocky Mountains. The main living space features a beautifully upgraded kitchen with large central island, loads of full height cabinets, upgraded stainless steel appliances and spacious pantry. The upper level features 4 large bedrooms, a luxurious primary suite complete with a spacious walk-in closet and elegant 5 pc ensuite. The fully developed basement includes a separate side entrance, adding even more potential for future use and functionality. Don't forget the upper laundry room, bonus rooms on this level with more views of the park. Offering all the advantages of new construction without the delays

or additional expense, this turnkey home is move-in ready. Outside is a large deck with privacy panels, gas bbq line and it&rsquo;s fully fenced for the pets. Ideally located just minutes from South Health Campus, top-rated schools, North America's largest YMCA, shopping, fine dining, and premium entertainment options, this home also includes exclusive access to Seton's HOA amenities at The Block. Combining luxury, flexibility, and an unbeatable location, this is a truly exceptional opportunity in one of Calgary's most desirable communities.