



GRASSROOTS
REALTY GROUP

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128 Setonstone Manor SE
Calgary, Alberta

MLS # A2327736



\$539,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: Window Coverings, Bedframe in Primary Bedroom

Welcome to this beautifully maintained, better-than-new bungalow in Seton. Offering exceptional value as the lowest-priced detached home in the community! Whether you're a first-time home buyer, looking to downsize, or searching for a smart investment opportunity, this home combines modern finishes and thoughtful design, in one of Calgary's most desirable urban neighbourhoods. Step inside and immediately appreciate the bright, open-concept layout, enhanced by 9-foot ceilings on both the main floor and basement, 8-foot interior doors, luxury vinyl plank flooring throughout, and large windows that flood the home with natural light. Designed for effortless everyday living and entertaining, the kitchen and living room blend seamlessly together to create a warm and inviting gathering space. The stylish kitchen is beautifully appointed with ceiling-height white cabinetry, granite counters, stainless steel appliances, a gas stove, sleek chimney hood fan, built-in microwave, walk-in pantry, and a large island with a lowered eating bar. The main level features two spacious bedrooms and two full bathrooms, including a private ensuite, each finished with quartz countertops and deep soaker tubs. One of the home's standout features is the separate side entrance, providing excellent functionality and long-term flexibility. The unfinished basement is thoughtfully equipped with rough-ins for a bathroom and wet bar, creating an ideal foundation for additional living space. The groundwork is already in place for your creative ideas! Ideally located on a quiet street, across from a scenic pond and pathway system, you'll enjoy easy access to walking and cycling paths right from your doorstep. Located just minutes from the South Health Campus Hospital, YMCA, shopping, restaurants, entertainment, schools, and

all the amenities that make Seton one of Calgary’s fastest-growing communities, this bungalow is a rare find in an unbeatable location.