



GRASSROOTS
REALTY GROUP

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195 Setonstone Landing SE
Calgary, Alberta

MLS # A2330509



\$950,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,723 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this exceptional executive home in Seton, one of Calgary's most sought-after southeast communities. Offering 2,723 square feet above grade plus a fully finished 1,092 square foot basement, this impressive property provides nearly 3,815 square feet of thoughtfully designed living space, perfectly blending luxury finishes, exceptional functionality, and an unbeatable location. From the moment you arrive, the striking modern exterior creates outstanding curb appeal. Inside, you'll appreciate the seamless elegance of luxury vinyl plank flooring and ceramic tile throughout all three levels, with no carpet anywhere in the home, creating a clean, contemporary aesthetic that is both beautiful and easy to maintain. Designed with both everyday living and entertaining in mind, the main floor showcases a spectacular chef-inspired kitchen featuring quartz countertops, a massive central island with seating, a gas cooktop, built-in wall oven, abundant cabinetry, and a spacious corner pantry. The open-concept layout flows effortlessly into the bright dining area and inviting living room, creating the perfect gathering space for family and friends. Just off the dining area, sliding patio doors lead to a large rear deck complete with a natural gas BBQ hookup, making outdoor entertaining simple and convenient. Adding incredible flexibility to the main level is a dedicated office located directly beside a full 3-piece bathroom. This space can easily function as a home office, guest room, or main floor bedroom for aging parents or multi-generational living. The upper level has been thoughtfully designed for growing families, offering four generously sized bedrooms, a spacious central bonus room, and the convenience of upper-floor laundry. The luxurious primary retreat is a true sanctuary, featuring a spa-inspired five-piece ensuite with dual vanities, a deep soaker tub,

oversized glass shower, and an expansive walk-in closet. One of the secondary bedrooms also includes its own oversized walk-in closet, making it an ideal space for a teenager, fashion enthusiast, or anyone who appreciates extra storage. The professionally finished basement significantly expands the home's versatility with two additional bedrooms, a spacious recreation room perfect for movie nights or games, a full four-piece bathroom, and dedicated storage space. Whether you need room for extended family, guests, teenagers, or a home gym, this lower level provides endless possibilities. Comfort and efficiency are enhanced with two high-efficiency furnaces, central air conditioning rough-ins for both systems, hot water on demand, and 12 solar panels ensuring the home is well-equipped for Calgary's changing seasons. Located in one of Calgary's premier master-planned communities, this home is just minutes from the South Health Campus, excellent schools, the world-class Brookfield Residential YMCA, shopping, restaurants, cafés, entertainment, grocery stores, and extensive parks and pathway systems.