



GRASSROOTS
REALTY GROUP

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90 Setonvista Grove SE
Calgary, Alberta

MLS # A2348158

\$547,500

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,640 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 90 Setonvista Grove SE, a beautifully designed Brookfield Residential Oak model offering over 1,500 sq. ft. of above-grade living space in the growing community of Seton Ridge. Combining contemporary finishes, a functional layout and thoughtful features throughout, this home offers an inviting setting for everyday living with the added flexibility to grow into the space over time. Step inside to discover a bright, open-concept main floor where modern design meets everyday comfort. The well-appointed gourmet kitchen serves as the heart of the home, featuring sleek cabinetry, generous counter space, a stylish backsplash and a central island ideal for casual dining, meal preparation and entertaining. The kitchen flows seamlessly into the dining and living areas, creating a connected space for gathering with family and friends. Large windows welcome natural light, while a contemporary fireplace adds warmth and character to the living room. A convenient powder room with a vanity completes the main level, and the staircase railing leading to the upper floor adds a polished architectural detail. On the upper level, a versatile bonus room provides an additional living area, perfect for movie nights, a playroom or a comfortable space to unwind. The primary bedroom offers a relaxing retreat with a private 4-piece ensuite featuring dual sinks, a tiled shower and a built-in niche. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The unfinished basement offers excellent future potential, with rough-ins already in place to accommodate future development (subject to approvals). Whether you envision additional living space, a recreation room or a personalized retreat, this level provides the opportunity to tailor the home to your needs. Outside, enjoy the welcoming curb appeal of the home's

contemporary exterior and covered front porch. A gas line rough-in for a future BBQ adds convenience for outdoor cooking and entertaining. Located in Seton Ridge, this home offers the opportunity to enjoy a community shaped by wide-open skies, parks, pathways and environmentally protected areas, all while remaining close to the extensive amenities of Seton. South Health Campus, the Brookfield Residential YMCA at Seton, shopping, restaurants, entertainment and everyday services are just minutes away, bringing recreation and convenience within easy reach. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers modern comfort, future flexibility, and peace of mind for years to come.