



GRASSROOTS
REALTY GROUP

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67 Setonridge Park SE
Calgary, Alberta

MLS # A2348280



\$869,006

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, 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, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to 67 Setonridge Park SE, the beautifully designed Monaco bungalow by Brookfield Residential, offering over 1,400 sq. ft. of above-grade living space, a fully developed basement, and a double attached garage. Situated on a 36-foot-wide lot in the peaceful community of Seton Ridge, this home combines elevated finishes, a functional layout, and the ease of bungalow living. With a southwest-facing backyard and nearby green spaces, it offers an inviting setting to enjoy both indoor and outdoor living. The main floor welcomes you with an open-concept design, elegant knockdown ceilings, and a seamless flow between the kitchen, dining area, and great room. The gourmet kitchen is thoughtfully appointed with upgraded appliances, quartz countertops, a spacious island, and a convenient pantry. The adjoining dining area provides plenty of room to gather, while the great room features a beautiful gas fireplace that creates a warm focal point. Large windows bring natural light into the living space and overlook the southwest-facing backyard. The primary bedroom offers a comfortable retreat, complete with a walk-in closet and a well-appointed 5-piece ensuite featuring dual sinks, a soaking tub, and a tiled shower with 10mm glass. A versatile flex room on the main floor provides space for a home office, reading room, or hobby area. A convenient powder room, dedicated laundry room with washer and dryer included, and a mudroom connecting to the double attached garage complete the main level. The fully developed basement adds exceptional flexibility with two additional bedrooms, a full bathroom, and a spacious recreation room with a wet bar - ideal for entertaining or hosting overnight guests. A dedicated games area offers even more room to relax and unwind, while an unfinished mechanical and storage room provides practical space for everyday

needs. Railing from the main floor to the basement adds a polished finish and connects the two levels. Additional features include durable Hardie Board siding, triple-pane windows, Brookfield's Healthier Home package, and a rough-in for future air conditioning. Outside, the southwest-facing backyard offers a sunny setting with room to create your ideal outdoor retreat. Located in Seton Ridge, residents can enjoy nearby parks, pathways, and natural green spaces while remaining just minutes from the extensive amenities of Seton, including the South Health Campus, Seton YMCA, shopping, restaurants, and entertainment. 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. *Please note: Property is under construction and photos are from a similar model and may not reflect the exact unit or finishes.