



GRASSROOTS
REALTY GROUP

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75 Setonstone Row SE
Calgary, Alberta

MLS # A2349702



\$999,990

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,663 sq.ft.	Age:	2024 (2 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, See Remarks		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recreation Facilities, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Security System

OPEN HOUSE Saturday 5th Sept 3-5pm!!! Welcome to this exceptional CORNER-LOT LUXURY home priced under \$1M in Seton with LANDSCAPING, FENCING, A/C and a FULL LEGAL BASEMENT, offering the size, flexibility, and upgrades rarely found in a typical new build. Built by Trico Homes in 2024, this turnkey property offers approximately 3,550 sq. ft. of developed living space, including 7 bedrooms and 5 full bathrooms. The main residence features 5 bedrooms and 4 full bathrooms, including a rare main-floor bedroom beside a full 3-piece bathroom—ideal for guests, extended family, or multigenerational living. A separate main-floor den provides the perfect work-from-home or study space. The open-concept main level showcases 9-foot ceilings, oversized windows, a fireplace, and a chef-inspired kitchen complete with quartz countertops, upgraded appliances, a gas range, pantry, and large island. Upstairs, you’ll find a spacious primary retreat with a 5-piece ensuite and walk-in closet, three additional bedrooms, two full bathrooms, upper-floor laundry, and a generous bonus room. The fully legal basement suite offers 2 bedrooms, a full bathroom, kitchen, living area, separate laundry, and its own furnace and thermostat—ideal for extended family or rental income potential. Notable upgrades include central A/C, tankless hot water, water softener, reverse osmosis system, EV charging infrastructure, solar conduit rough-in, an oversized garage door, garage gas-line rough-in, natural gas BBQ connection, and outdoor hot/cold water hookups. Outside, enjoy a double attached garage, completed landscaping, full fencing, and a premium corner lot. Located minutes from South Health Campus, YMCA, shopping, restaurants, schools, parks, and major roadways, this home delivers exceptional space, versatility, and move-in-ready

value in one of Calgary’s most desirable communities.