



GRASSROOTS
REALTY GROUP

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168 Setonstone Manor SE
Calgary, Alberta

MLS # A2351214



\$629,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Welcome to this newly built 2025 corner-lot bungalow in the vibrant community of Seton, offering modern finishes, a functional layout, and more than 2,100 sq. ft. of beautifully designed living space. The main floor features an open-concept layout enhanced by 9' ceilings, large windows in every room, and upgraded luxury vinyl plank flooring. The contemporary kitchen is equipped with quartz countertops, stainless steel appliances, a chimney-style hood fan, full-height cabinetry, pantry, and a spacious kitchen island with seating—perfect for casual dining and entertaining. This level includes two bedrooms and two full bathrooms, including a well-appointed primary suite with a private 4-piece ensuite. The fully developed basement adds exceptional value with two additional bedrooms, another full 4-piece bathroom, and a large recreation area ideal for family gatherings or flexible use, all finished with matching luxury vinyl plank flooring for a cohesive modern feel. Situated on a desirable corner lot, this home offers enhanced curb appeal, extra windows, added privacy, and close proximity to the South Health Campus, Seton YMCA, shopping, restaurants, parks, and major roadways. Move-in ready and designed for modern living, this bungalow presents an outstanding opportunity in one of Calgary's fastest-growing communities.