



GRASSROOTS
REALTY GROUP

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107 Setonvista Grove SE
Calgary, Alberta

MLS # A2202061



\$930,699

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,484 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 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:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

The 'Columbia 24' is a brand-new home built by Brookfield Residential, featuring a fully finished WALKOUT basement! With 3 living areas, a home office, games area, 4 bedrooms and 3.5 bathrooms this home is perfect for a growing family or those looking to upgrade with more space in Seton Ridge! The main level has been beautifully finished with a gourmet kitchen that includes a chimney hood fan, built-in microwave and gas range. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. An oversized 23.5'x10' deck spans the entire width of the back of the home - creating the perfect outdoor living space to capture sunshine from your south-facing backyard. This ideal exposure ensures that natural light pours through the main living space all day long - including creating a bright office space for those that work from home. The large mud room off of the double attached garage leads through the pantry and into the kitchen for everyday convenience of unloading groceries and keeping an organized space. A two piece bathroom and large foyer with a walk-in closet complete the main level. The upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the secondary bedrooms. The primary suite is at the rear of the home and features large south-facing windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, and a walk-in closet completes the room. Two more generous bedrooms each with their own walk-in closets, a 5-pc bathroom with dual sinks and a private water closet and a conveniently located laundry room round out the upper level. The fully developed walkout basement has 9' ceilings and a large recreation space, games area, bedroom and full bathroom as well as plenty of additional storage space. The Alberta

New Home Warranty, as well as the builder's warranty, allows you to purchase this brand-new home with peace of mind. **Photos are taken from a show home and do not represent the exact property for sale.