



GRASSROOTS
REALTY GROUP

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129 Setonvista Gate SE
Calgary, Alberta

MLS # A2220872



\$635,900

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,662 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	None
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Welcome to this beautiful brand-new home located in the highly desirable community of Seton Ridge. Built by Brookfield Residential, the Wicklow model offers nearly 2,300 sq. ft. of thoughtfully designed living space across three fully developed levels, featuring 4 bedrooms, 3.5 bathrooms, and two spacious living areas, ideal for today's modern family. The main floor showcases an open-concept layout with 9-foot ceilings and large north-facing windows that fill the space with natural light and offer views of a green space and future school site across the street. The chef-inspired kitchen is a true highlight, complete with full-height cabinetry, a large central island, pantry, and a premium stainless steel appliance package, including a gas range, built-in microwave, and chimney-style hood fan. The kitchen flows seamlessly into the dining area, where sliding patio doors lead to the backyard, perfect for easy indoor-outdoor living. Upstairs, a central bonus room provides separation between the primary suite and two additional bedrooms, offering added privacy and flexibility. The primary bedroom features a walk-in closet and a 4-piece ensuite with dual sinks and a walk-in shower. A full bathroom and convenient upper-level laundry complete the floor. The fully developed basement adds even more functional space with a large recreation room, a fourth bedroom, and a full bathroom, perfect for guests, older children, or a home office. The backyard provides plenty of space for future development, including the option to add a double detached garage, while still offering room for outdoor living or gardening. This home comes complete with a builder warranty and Alberta New Home Warranty, giving you peace of mind as you move in.