



GRASSROOTS
REALTY GROUP

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166 Setonstone Green SE
Calgary, Alberta

MLS # A2236024



\$1,008,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Jayman BUILT | *FORMER SHOW HOME ALERT!* Jayman BUILT! *Signature Home located in the highly walkable and sought-after community of Seton. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, than this is the home for you! Immediately fall in love as you enter, offering over 3,000 square feet of true craftsmanship and beauty! Luxurious hardwood flooring invites you into a lovely open floor plan featuring an amazing gourmet kitchen boasting elegant quartz counters, a sleek stainless steel KitchenAid built-in appliance package with a 36" gas cooktop, a counter-depth refrigerator with French doors and an internal water & ice maker, a built-in microwave, and a 30" built-in wall oven. An amazing 2-storey floor plan with a MAIN FLOOR OFFICE, quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and centre island that overlooks the amazing living area with a lovely 10x8 patio door that opens up nicely to your 12x12 covered patio with a feature gas fireplace. The upper level offers you an abundance of space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND-ALONE SHOWER. Thoughtfully separated past the pocket door, you will discover the spacious walk-in closet offering a lovely amount of space. A stunning centralized Bonus room with vaulted ceilings separating the Primary wing from the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. The FULLY FINISHED BASEMENT IS WHERE ALL THE FUN & EXCITEMENT HAPPENS! DISCOVER A HIDDEN ROOM WITH FIREPLACE, games and media area with wet

bar and half bath. Truly unique and one of a kind! **ADDITIONAL FEATURES:** professionally designed color palette, open to above at front entry with 20ft ceiling, Air conditioning, window coverings and wallpaper included (The wallpaper is amazing!!). This lovely home presenting the Farmhouse Elevation has been completed in Jayman's PLUS Fit & Finish along with Jayman's reputable **CORE PERFORMANCE**. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions.