



GRASSROOTS
REALTY GROUP

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31 Setonvista Way SE
Calgary, Alberta

MLS # A2255999



\$589,279

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,627 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This beautiful brand-new home is located in Seton's newest area, Seton Ridge, and features 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement that awaits your imagination! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels. The main floor boasts expansive east-facing front windows allowing natural light to flood the living space all day long while ensuring optimal sunshine in the backyard during the evening. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a central island, a large corner pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan and built-in microwave as well as a gas-line for the range. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's imagination with 9' foundation walls, a 200 amp panel, suite rough-ins in place and a private side entrance that provides direct access to the basement (suiting the basement would be subject to local municipality guidelines and approval). There is ample space for a generously sized living area, an additional bedroom, and a full bathroom if the additional space is needed for a larger family. The west-facing backyard has ample space for the

family and leads to the double parking pad which can accommodate a detached garage if desired. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from the endless amenities in Seton and the South Calgary Health Campus, this property is the perfect family home or ideal for investors. **Please note photos are from a show home model and are not an exact representation of the property for sale.