



GRASSROOTS
REALTY GROUP

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67 Setonstone Row SE
Calgary, Alberta

MLS # A2260929



\$885,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	NONE		

OPEN HOUSE NOV 22, 12:30 TO 3PM LEGAL SUITE WITH 2 BEDS-FULL BATH - ATTENTION INVESTORS & Exquisite Residence with Legal Suite & Premium Finishes - Seller Motivated Price reduced for a quick sale - Discover sophistication in this almost brand new home, beautifully appointed with full landscaping that ensures a hassle-free property experience. Offering over 3,000 sq. ft. of meticulously designed living space, this residence features a fully legal basement suite, perfect for extended family or a lucrative rental opportunity. Boasting 6 spacious bedrooms plus a versatile Bonus Room that can serve as an additional bedroom or office, and 4.5 well-appointed bathrooms, this home effortlessly blends luxury, comfort, and functionality. The main floor impresses with soaring 10-foot ceilings, elegant vinyl flooring, and a cozy fireplace anchoring the open-concept layout. At its heart, the kitchen is a chef's dream, featuring quartz countertops, premium stainless steel appliances, a generously sized pantry, and a gas stove & ideal for daily living and entertaining alike. A bedroom at the foye includes a private 4-piece bathroom and separate entrance, perfect for a home office, guest suite, or potential rental space. Upstairs, you'll find three spacious bedrooms alongside a flexible bonus room, ideal for a home office or retreat. The primary suite shines with a 5-piece ensuite bathroom that includes double sinks and double closets. Another full 5-piece bathroom with quartz countertops and double sinks serves the upper level. The fully developed legal basement suite stands out with 9-foot ceilings, two bedrooms, a full 4-piece bath, stainless steel appliances, spot lighting, and durable vinyl flooring & a thoughtfully designed space combining comfort and high rental income potential. Additional premium upgrades include: Triple-pane

windows throughout for enhanced comfort and energy efficiency. A \$4,000+ water softener system. Two furnaces and two HVAC systems for optimal climate control. Tankless water heater for the main floor and a 50-gallon water tank for the suite. Front-attached garage with custom shelving and a 240V EV charger connection for electric vehicles. Every detail has been expertly curated, blending timeless finishes with modern amenities to create a home that truly exceeds expectations. This isn't just a property — it's a lifestyle opportunity.