



GRASSROOTS
REALTY GROUP

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128 Setonstone Gardens SE
Calgary, Alberta

MLS # A2266657



\$689,300

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning and highly customized Brookfield 2-storey home in the vibrant, amenity-rich community of Seton — where modern design meets timeless comfort. Showcasing nearly 2,000 square feet above grade, this exceptional residence has been thoughtfully upgraded and enhanced with personalized touches that elevate its style and function. From the moment you arrive, the home's inviting exterior, accented by rich colours, charming front porch, and architectural details, hints at the sophistication that awaits inside. Step into the main living area, where 9-foot ceilings and premium finishes create a sense of openness and warmth. The living room immediately draws your attention with its floor-to-ceiling shiplap feature wall, floating shelves, and a striking marble-inspired fireplace—a perfect blend of modern elegance and cozy character. Flowing seamlessly from the living space, the Chef's Gourmet kitchen impresses with full-height cabinetry with rise and crown moulding, built-in wall oven and microwave, sleek cooktop with a chimney-style hood fan, and an expansive quartz island with a flush eating bar. The Arctic white tile backsplash and Blanco undermount sink add a refined finishing touch, while upgraded Cartwright lighting fixtures illuminate the space with designer flair. The dining area, brightened by an additional side window, creates the perfect setting for family meals and entertaining alike. Just beyond, a private main floor bedroom with a full three-piece ensuite featuring a glass-enclosed walk-in shower and floor-to-ceiling tile offers versatility for guests, multi-generational living, or a home office. The rear entry door, framed with encased glass, allows sunlight to sweep through the home and connect the indoors to the outdoors effortlessly. Upstairs, discover three additional spacious bedrooms, each enhanced with custom

feature walls. The primary suite is a retreat of its own, showcasing a five-piece spa-inspired ensuite with dual undermount sinks, quartz counters, and a walk-in closet. The centralized family room—perfect for movie nights—cleverly separates the primary suite from the secondary bedrooms, adding privacy and balance to the upper floor. A well-appointed laundry room with built-in counter and storage and a full bath complete this level. The lower level has been thoughtfully roughed-in for a future secondary suite (subject to approval and permitting by the city/municipality), featuring 9-foot foundation walls, rough-ins for a second laundry, kitchen plumbing, and full bathroom—a smart investment for future flexibility. Modern efficiency features include triple-glazed windows, an 80-gallon water tank, smart thermostat, Heat Recovery Ventilator, and knockdown ceilings throughout. Step outside to a beautifully finished backyard, complete with a massive covered deck—ideal for entertaining year-round—and an upgraded double detached oversized garage.