



GRASSROOTS
REALTY GROUP

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38 Setonstone Green SE
Calgary, Alberta

MLS # A2274277



\$775,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,116 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Paved		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

LOCATION, LOCATION!! THIS TRICO BUILT OXFORD MODEL HAS A 2 BEDROOM LEGAL SUITE. MAIN HOUSE FEATURES NUMEROUS UPGRADES AND GREAT SPECIFICATIONS. DOUBLE ATTACHED GARAGE. PLUS, you have landscaping, complete blinds package, rear deck, and some fencing. THIS IMPRESSIVE PROPERTY has an open concept floor plan and designer colors. THIS HOME FEATURES white cabinets, quartz countertops, sleek stainless steel appliances, and luxury vinyl plank flooring on the main floor. LOTS OF NATURAL LIGHTING make this bright and stylish home an ideal space for entertaining your guests. Upstairs you will find a large bonus room, Master bedroom with full 5-piece ensuite, 2 additional bedrooms, laundry and secondary bathroom. All spaces are bright, open and ready for your personal touches. The LEGAL 2 bedroom suite was completed by the builder and can generate income to help offset your mortgage payments. BOOK YOUR VIEWING TODAY!! Only a short walk to the high school, greenspace, community centre, Seton YMCA, and numerous other local amenities. MOVE-IN BEFORE CHRISTMAS AND CELEBRATE THE NEW YEAR IN YOUR IMPECCABLE NEW HOME.