



GRASSROOTS
REALTY GROUP

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123 Setonstone Gardens SE
Calgary, Alberta

MLS # A2276701



\$729,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	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: 10 Solar Panels

Jayman BUILT | You will be immediately impressed by Jayman BUILT's brand-new "JAKE 26" Signature Home, located in the highly walkable, sought-after community of Seton. If you enjoy entertaining, want to live in an amazing new floor plan, and offer ample space for all who visit, then this is the home for you! Fall in love as you enter, offering over 2200+SF of true craftsmanship and beauty! Luxurious laminate flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, a sleek stainless steel Whirlpool appliance package with a GAS Slide-In with Air Fry, a 25 cu ft French Door Refrigerator with ice maker, a built-in microwave, and a Broan power pack built-in cabinet hood fan. 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 deck. 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 ensuite 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 a walk-in closet separating the Primary wing from the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open floor plan below adds an elevated addition to this home. Truly unique and one of a kind! ADDITIONAL FEATURES: professionally designed Alabaster color palette, open to above at front entry with 11ft ceiling, upgraded gas range in kitchen, iron spindle added to stairs and

upper floor bonus room, BBQ gas line, raised 9ft ceiling height and 3 pc rough-in plumbing. This lovely home, featuring the Farmhouse Elevation, has been completed with Jayman's Extra Fit & Finish and 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.