



GRASSROOTS
REALTY GROUP

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182 Setonstone Green SE
Calgary, Alberta

MLS # A2280865



\$955,278

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub

Inclusions: N/A

Set within the vibrant and fast-growing community of Seton, this brand-new home at 182 Setonstone Green SE by Trico Homes offers a rare combination of modern design, functional living space, and income-generating potential. Thoughtfully crafted with both style and versatility in mind, this residence is ideal for families, professionals, or investors seeking long-term value in one of southeast Calgary's most connected neighbourhoods. The main living area immediately impresses with high ceilings and expansive windows, flooding the space with natural light and creating a bright, open atmosphere. The grand fireplace anchors the living room, adding warmth and architectural presence. The kitchen is designed to inspire, featuring quartz countertops, a gas stove, built-in oven, and ample cabinetry—perfect for both everyday cooking and entertaining. An added highlight is the separate spice kitchen, complete with an electric stove and dedicated sink, offering exceptional convenience for those who love to cook. Upstairs, the home features three well-appointed bedrooms and a full upper-level laundry room, keeping daily routines efficient and organized. The primary bedroom serves as a private retreat with a luxurious 5-piece ensuite, including dual sinks, a soaker tub, and a walk-in shower. The walk-in closet with built-in organizers completes the space, providing both function and elegance. Two additional bedrooms and a full bathroom round out the upper level, ideal for family living. The fully finished basement adds significant value, offering a legal secondary suite with two bedrooms, one full bathroom, a separate entrance, and its own laundry closet—perfect for rental income, extended family, or guests. Additional features include a double attached garage, modern finishes throughout, and a location just minutes from

Seton’s Urban District, South Health Campus, schools, shopping, restaurants, and major commuter routes. Combining contemporary design, thoughtful upgrades, and a fully legal suite, 182 Setonstone Green SE delivers exceptional flexibility and lifestyle appeal in one of Calgary’s most desirable new communities. *Measurements have been pulled from builder drawings*