



GRASSROOTS
REALTY GROUP

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102 Setonstone Manor SE
Calgary, Alberta

MLS # A2282632



\$924,900

Division:	Seton		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,533 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete, Wood	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s), Wet Bar

Inclusions: N/A

~ OPEN HOUSE - SATURDAY JANUARY 31st 1-3PM ~ Welcome to this EXCEPTIONAL one-year-old new build, thoughtfully designed and loaded with upgrades—completely move-in ready with fully FINISHED LANDSCAPING & fencing. Located in the highly desirable community of Seton, this home stands out from the rest - offering over 3,000 sq feet of developed living space on a prime lot fronting a pond, and PLAYGROUND with spectacular MOUNTAIN VIEWS. The unique 3 story + developed basement home offers ample space & flexibility with 4 bedrooms (3 upstairs and 1 in the builder-developed basement), 2 full baths upstairs, 1 full bath in the basement, and 2 half baths. Thoughtful design highlights include an upgraded CHEF's KITCHEN, a main-floor office, second-level laundry, and a unique three-storey loft complete with its own bathroom, wet bar, and PRIVATE WEST-FACING outdoor space. In addition, there is a separate side entrance to the basement providing excellent flexibility or MORTGAGE HELPER. The upgraded L-shaped kitchen with island anchors the main floor, complemented by LVP flooring throughout (carpet in bedrooms), 10' ceilings on the main level, and 9' ceilings in the basement. Additional features include: a spa-like ensuite with walk-through closet, three-zone heating and cooling with upgraded Lennox furnace, Lutron smart lighting system, AC, window coverings, and a large PRIVATE back DECK. The backyard includes sod and a cement pad ready for a patio, hot tub, or shed. Located minutes from Seton South Health Campus, medical clinics, schools, the YMCA, library, shopping, grocery stores, movie theatre, and Seton's HOA amenities at The Block, this home also comes with the peace of mind of a 10-year builder's new home warranty.

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