



**102 Setonstone Manor SE
Calgary, Alberta**

MLS # A2282632



\$924,900

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|------------------|---|---------------|------------------|
| 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/ | | |

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|--------------------|---------------------------|-------------------|-----|
| 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

Welcome to this exceptional 1-year-old home in the highly sought-after community of Seton. Loaded with upgrades and completely move-in ready, this property includes fully finished LANDSCAPING and FENCING and offers over 3,000 sq ft of developed living space on a premium lot fronting onto a pond and playground, with stunning MOUNTAIN VIEWS. This unique three-storey design with a developed basement provides outstanding flexibility, featuring 5 bedrooms and 5 bathrooms. The main floor showcases an upgraded chef’s kitchen with an L-shaped layout and island, luxury vinyl plank flooring, 10’ ceilings, and a dedicated home office. Upstairs includes convenient second-floor laundry and a spa-inspired ensuite with a walk-through closet. A standout feature is the third-floor loft retreat, complete with its own bathroom, wet bar, and private WEST-FACING outdoor space—ideal for entertaining or relaxing. The builder-developed basement includes a separate SIDE ENTRANCE, offering excellent potential as a mortgage helper or private guest space. Additional upgrades include 9’ basement ceilings, three-zone heating and cooling with an upgraded Lennox furnace, central A/C, Lutron smart lighting, window coverings, and a large private back deck. The backyard features sod and a concrete pad ready for a patio, hot tub, or shed. Ideally located minutes from the South Health Campus, schools, YMCA, library, shopping, dining, entertainment, and Seton’s HOA amenities, this home also comes with the peace of mind of a 10-year new home warranty.