



**26 Setonvista Grove SE
Calgary, Alberta**

MLS # A2298056



\$659,900

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,743 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NONE

Introducing The Cohen; An amazing Comm Brand new attached by Excel Homes offering 1743 sq ft above grade, with a Fully developed, two-bedroom legal suite, with private separate entrance. This beauty is perfectly situated in Seton ridge, around the corner from a massive playground, sports field and future school. SETONRIDGE, Calgary's newest urban hub directly south of Seton with sweeping views of the Bow River Valley And minutes from the bustling Seton Urban District with its restaurants, theatres, shopping, and essential services. Residents will love access to SHOA Club, A 14,000 square foot recreation facility. Step into a Life of luxury and convenience where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep. Enjoy swift access to major highways. This home offers a sprawling 1743 square feet of thoughtfully designed living space perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef quality kitchen stands as the heart of the home, equip with ceiling height cabinets, two banks of pot/pan drawers, an upgraded stainless-steel appliances, including chimney fanned a built-in microwave. The engineered stone countertops, a large island with seating, and a convenient pantry Make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. On the main floor you will also find a flex room that can be used as a home office, guest bedroom or playroom, and a half bath for convenience. Up to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings and pot

lighting: Ideal for movie nights and family gatherings. The primary bedroom is a true retreat boasting a walk in closet and a spa like ensuite with stone vanity tops, dual sinks, and double size shower. Two more generously sized bedrooms provide ample space and easy access to the main bathroom. Convenience continues with a laundry room strategically located on the same floor. The possibilities extend into FULLY DEVELOPED, TWO BEDROOM, TWO BATHROOM BASEMENT SUITE. Additionally, your suite is built to upstairs standards & features a full kitchen w/lots of storage cabinets, SS appliances, PRIVATE laundry, vinyl plank flooring. Don't miss the chance to own this never lived in gem w/quick possession available. This home will included front sod, gravel to the side yard and a 20 x 20 gravel parking pad. This is a Certified Built Green home w/platinum rating!