



GRASSROOTS
REALTY GROUP

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102 Setonstone Manor SE
Calgary, Alberta

MLS # A2300426



\$894,900

Division:	Seton		
Type:	Residential/House		
Style:	3 (or more) Storey		
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, Close to Clubhouse, Dog Run Fenced In, Landscaped, Lawn, Low		

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

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: TV, TV mount, TV controller

Make this rare, gorgeous 3-story house in Seton your HOME!! This elevated property is perfectly positioned on a PREMIUM LOT fronting onto a pond, park, and playground. This stunning four-level home offers over 3,000 sq ft of thoughtfully designed and developed living space. From the moment you arrive, you'll appreciate the unique layout and versatility this home provides. The entryway creates a private path into the house and offers a perfect mudroom from the garage. Shortly after, you will find a main-level room that can be used as an office, studio or even an extra room for your family. It features 4 other bedrooms, 3 in the second level and 1 in the fully developed basement, 2 full bathrooms upstairs, an additional full bath in the basement, and 2 convenient half baths. One of the home's most impressive features is the rare three-storey loft —complete with its own bathroom, wet bar, and private outdoor space. This space delivers flexibility and a WEST-FACING million-dollar view of the ROCKY MOUNTAINS. The basement also has a SEPARATE SIDE ENTRANCE, which further enhances the home's potential. This turnkey property offers all the benefits of a new build, without the wait and hassle of finishing it yourself. Landscaping and fencing are already complete, and the home is loaded with PREMIUM UPGRADES. The heart of the home is the beautifully upgraded L-shaped kitchen with a central island. Additional highlights include luxury vinyl plank flooring, soaring 10' ceilings on the main floor, and 9' ceilings in the basement. The primary bedroom is the epitome of luxury, featuring a 5-piece ensuite and a walk-in closet. Comfort is maximized year-round with an upgraded Lennox furnace and air conditioning. Step outside to a backyard ready for your vision—with sod already in place and pads for a future patio, hot

tub, or shed. Located just minutes from the South Health Campus, top-rated schools, the biggest YMCA in North America, stores, fine dining, and premium entertainment, not to mention exclusive access to Seton's HOA amenities at The Block, this home offers an unmatched lifestyle in one of Calgary's most sought-after communities.