



**13 Setonstone Passage SE
Calgary, Alberta**

MLS # A2141622



\$899,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: NONE

Brand new 3 bedroom 2.5bathroom with 2 bedroom legal suite basement in the desirable part of Seton SE and offers the most ideal mortgage helper of a 800 SF LEGAL BASEMENT SUITE with private side entrance and separate laundry - perfect for a long-term renter, Airbnb, or extended family! The open main floor features luxury vinyl plank throughout; a kitchen with stainless steel appliances, an island, and a walk-through butler pantry; a breakfast nook. The living room boasts lots of natural lights and with an electric fireplace and a 2 pc full bathroom. The upper level features a large primary bedroom with a walk-in closet and a 5 pc ensuite bathroom; 2 additional bedrooms both with walk-in closets. A 4 pc main bathroom; central bonus room; separate laundry room and linen closet complete this floor. Walk down to the fully developed lower level with features a 2-bedroom basement legal suite with an L-shaped kitchen, eating area, living room, 4 pc bathroom, lots of storage and stacked laundry. There is a separate entry to the legal suite and furnace room. Notable features of this quality build include: 9 foot ceilings, expansive gourmet kitchen with walk through pantry, stainless steel appliances, quartz counters, large living room with an electric fireplace and mud room, large bonus room and so much more! The primary suite will leave you breathless; the bedroom is serene, scenic, and spacious and the spa-like ensuite is fully equipped with dual sinks, soaker bath and a luxurious glass shower. Don't forget to notice the spacious backyard. This property is minutes from shopping center, childcare, playgrounds, parks, shopping, and restaurants! Book a private showing today as this property is now ready for a quick possession.