



**GRASSROOTS**  
REALTY GROUP

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**42 Setonstone Manor SE**  
**Calgary, Alberta**

**MLS # A2145236**



**\$777,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\* ALERT &ndash; NEW MORTGAGE INFO \*\*** This home qualifies for the 30-year amortization for first-time buyers' mortgages **\*\* Jayman Financial Brokers now available to sign-up \*\*** **\*\*BEAUTIFUL HOME ALERT WITH SIDE ENTRANCE\*\***Welcome to SETON\*\*A new standard in walkability and accessibility to your surroundings situated against the back drop of The Bow River close by! Presenting Jayman's Brand new floor model the PAIGE 24" by Jayman BUILT. Featuring a beautiful elevation with the EXTRA FIT & FINISH with the professionally designed Alabaster Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that seamlessly transitions past the Flex Room or Den area and are welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded French Door Refrigerator with internal ice and water along with a huge walk-in pantry, designated dining room and spacious great room that expands from wall to wall creating an ideal living space for all to enjoy. The Primary Suite features a "spa like" en suite showcasing dual vanities, oversized tub with tiled ledge, stand-alone shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish. Additional Features include a convenient side entrance, 12x10 deck with BBQ gas line and 3-piece rough-in plumbing in the basement, Core

Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Located in the popular community of Seton where you have an abundance of options for things to do. Movies, shopping, restaurants, South Health Campus, YMCA...this list goes on, all within a short walk away. This home will be sure to impress! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!