



**GRASSROOTS**  
REALTY GROUP

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**41 Setonstone Manor SE**  
**Calgary, Alberta**

**MLS # A2207190**



**\$989,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,664 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** None

\*\*\*Photos are representative\*\*\* Explore this remarkable home in the sought-after Seton SE community, offering over 2,664 sq. ft. of flexible living space designed to fit your needs. The main floor includes a bedroom, a full bathroom, and an office&ampmdashperfect for guests and family. The kitchen comes equipped with a spice kitchen for added convenience. Upstairs, you'll find four generous bedrooms and a bonus room. The basement features a fully-equipped 2-bedroom legal suite with its own private entrance, kitchen, laundry, and plenty of living space, making it ideal for extended family or extra privacy. Located in the heart of Seton, this home is just steps away from schools, parks, the South Health Campus, the world-class YMCA, and all the amenities that make this community so vibrant. This is a home where modern convenience meets incredible opportunity.