



GRASSROOTS
REALTY GROUP

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21 Setonstone Manor SE
Calgary, Alberta

MLS # A2207306



\$989,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,664 sq.ft.	Age:	2025 (0 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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

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—perfect for guests or 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. Photos are representative.