

**38 Setonvista Grove SE**  
**Calgary, Alberta**
**MLS # A2256042**

**\$655,319**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                                                    |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                  |
| <b>Size:</b>     | 1,526 sq.ft.                                                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                                                              |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |               |                  |

|                    |                                                                                                                            |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                                                                 | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |                   |    |

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

This beautiful brand-new home has been intelligently designed to offer 2 living areas, 3 bedrooms, and 2.5 bathrooms above grade + a fully legal 2 bedroom basement suite with 9' foundation walls that is accessed by its own private side entrance! Located in the newest area of Seton, Seton Ridge, the 'Elm' model by Brookfield Residential is the perfect modern design, providing over 2,000 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive south-facing front windows allowing natural light to flood the living space all day long. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living space. The kitchen is at the centre of the home and has a large central island, a pantry, and a complete suite of stainless-steel appliances including a chimney hood fan and microwave in the island. The kitchen seamlessly flows into the dining area, with large windows that overlook the backyard -perfect for watching over children in the yard. At the front of the home is a large great room with an electric fireplace for cooler winter nights. Completing the main level is a 2-pc powder room at the front of the home and a full mud room off the back of the home which has direct access to the 8'x10' rear deck. Iron spindle railing leads to the upper level, where a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a full 3-piece ensuite with a tiled walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal 2 bedroom basement suite is ready for occupancy after possession. It includes its own mechanical system, a full kitchen, living/dining area, 2 generously sized bedrooms, a full bathroom, and in-suite laundry - ideal for

multi-generational living or as a potential rental for added income to offset mortgage costs. The backyard is the perfect spot to soak up the sun and entertain during the summer months. Completing the exterior is a back deck and double parking pad with ample space to accommodate a detached garage if desired. This home comes with builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from the countless amenities of Seton and the South Calgary Health Campus, this home offers an ideal location that provides everyday convenience just outside your front door. \*\*Please note photos are from a show home model and are not an exact representation of the property for sale.