



**DJ Golden**  
**REAL ESTATE**

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**67 Setonstone Row SE**  
**Calgary, Alberta**

**MLS # A2260929**



**\$935,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

**ATTENTION INVESTORS & Exquisite Residence with Legal Suite & Premium Finishes** Discover sophistication in this almost brand new home, beautifully appointed with full landscaping that ensures a hassle-free property experience. Offering over 3,000 sq. ft. of meticulously designed living space, this residence features a fully legal basement suite, perfect for extended family or a lucrative rental opportunity. Boasting 6 spacious bedrooms plus a versatile Bonus Room that can serve as an additional bedroom or office, and 4.5 well-appointed bathrooms, this home effortlessly blends luxury, comfort, and functionality. The main floor impresses with soaring 10-foot ceilings, elegant vinyl flooring, and a cozy fireplace anchoring the open-concept layout. At its heart, the kitchen is a chef's dream, featuring quartz countertops, premium stainless steel appliances, a generously sized pantry, and a gas stove &mdash; ideal for daily living and entertaining alike. A bedroom at the foye includes a private 4-piece bathroom and separate entrance, perfect for a home office, guest suite, or potential rental space. Upstairs, you'll find three spacious bedrooms alongside a flexible bonus room, ideal for a home office or retreat. The primary suite shines with a 5-piece ensuite bathroom that includes double sinks and double closets. Another full 5-piece bathroom with quartz countertops and double sinks serves the upper level. The fully developed legal basement suite stands out with 9-foot ceilings, two bedrooms, a full 4-piece bath, stainless steel appliances, spot lighting, and durable vinyl flooring &mdash; a thoughtfully designed space combining comfort and high rental income potential. Additional premium upgrades include: Triple-pane windows throughout for enhanced comfort and energy efficiency A \$4,000+ water softener system Two furnaces and two HVAC systems

for optimal climate control Tankless water heater for the main floor and a 50-gallon water tank for the suite Front-attached garage with custom shelving and a 240V EV charger connection for electric vehicles Every detail has been expertly curated, blending timeless finishes with modern amenities to create a home that truly exceeds expectations. This isn't just a property — it's a lifestyle opportunity.