

## 780-897-4003

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## 67 Setonstone Row SE Calgary, Alberta

MLS # A2260929



\$919,000

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

**Heating:** Water: Fireplace(s), Forced Air Floors: Sewer: Carpet, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Suite Exterior: Zoning: Concrete, Other, Vinyl Siding, Wood Frame R-G Foundation: **Utilities: Poured Concrete** 

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: NONE

OPEN HOUSE Sat 18, 2025 from 12:30pm - 3pm ATTENTION INVESTORS – Exquisite Residence with Legal Suite & Premium Finishes - Seller Motivated Price reduced for a quick sale - 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 — 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'Il 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 — 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