



DJ Golden
REAL ESTATE

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123 Setonstone Gardens SE
Calgary, Alberta

MLS # A2202347



\$771,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Jayman BUILT | Limited-Time Developer Incentives – Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes — without any list price reductions. Current Developer Offer: Brookfield: \$10,000 Land Incentive – home must sell and waive by Nov 30. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before they’re gone! You will immediately be impressed by Jayman BUILT's brand new "JAKE 26" Signature Home located in the the highly walkable and sought after community of Seton. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, than this is the home for you! Fall in love as you enter, offering over 2200+SF of true craftsmanship and beauty! Luxurious laminate flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel Whirlpool appliance package with a GAS Slide In - with Air Fry, 25 cu ft French Door Refrigerator with ice maker, built-in microwave and a Broan power pack built-in cabinet hoodfan. An amazing 2 storey floor plan with a MAIN FLOOR OFFICE, quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and centre island that overlooks the amazing living area with a lovely 10x8 patio door that open up nicely to your 12x12 deck. The upper level offers you an abundance of space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER

TUB & STAND ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in closet offering a lovely amount of space. A stunning centralized Bonus room with walk-in closet separating the Primary wing with the the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. Truly unique and one of a kind! ADDITIONAL FEATURES: professionally designed Alabaster color palette, open to above at front entry with 11ft ceiling, upgraded gas range in kitchen, iron spindle added to stairs and upper floor bonus room, BBQ gas line, raised 9ft ceiling height and 3 pc rough-in plumbing. This lovely home presenting the Farmhouse Elevation has been completed in Jayman's Extra Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions.