\$779,800 - 309 Setonstone Green Se, Calgary

MLS® #A2197188

\$779,800

5 Bedroom, 4.00 Bathroom, 1,802 sqft Residential on 0.07 Acres

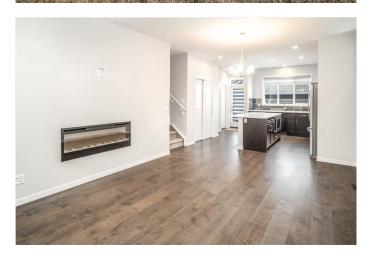
Seton, Calgary, Alberta

Welcome to this brand-new, never lived in stylish 2025 home in the popular Seton community! This award-winning Trico Home comes with over \$100k in upgrades, including a legal 2-bedroom basement suite with a private back entrance, a double detached garage, a good-sized backyard deck with metal railing and separate furnaces with thermostats for each unit. Plus 6 bedrooms and 4 full bathrooms with modern zebra blinds installed to be move-in ready for the new owner! It is a modern marvel with highlights such as but not limited to backyard and deck mountain views, facing future school green space and convenient cable wiring in every bedroom.

The main floor boasts a sizeable fourth bedroom with a full bathroom, perfect for large families or work-from-home settings. The kitchen is a chef's dream with full-height crowned cabinets, upgraded high-end maple hardwood cabinet doors, an upgraded stylish backsplash, enlarged quartz countertops, and a kitchen island with built-in appliances. The living room has engineered hardwood flooring throughout and a modern electric fireplace, which makes winter cozy and toasty. The upper floor offers three spacious bedrooms with a walk-in closet, a centralized bonus room providing additional living space, 2 full baths, and an upper-floor laundry room with an upgraded washer and dryer set. The 2-bedroom legal basement suite with 9 feet ceiling has a spacious living area and private







laundry facilities, making it ideal for young adults/guests and mortagage helper. Located close to all amenities, shopping, parks, schools, the South Health Campus, and the future LRT station, this home is also within walking distance to bus stops, the Seton YMCA (the largest YMCA in the world!) and the city library. Only a 20-minute drive to downtown with quick access to Stoney Trail and Deerfoot Trail. Don't miss out on this incredible home! This brand new property is listed below its cost! Please see the amazing Virtual Tour and book a showing today!

Built in 2025

Essential Information

MLS® # A2197188

Price \$779,800

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 1,802

Acres 0.07 Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 309 Setonstone Green Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta

Postal Code T3M 3W6

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Walk-In Closet(s), Smart Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 2
Zoning R-G
HOA Fees 375
HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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