

# \$759,900 - 116 Setonstone Gardens Se, Calgary

MLS® #A2213164

**\$759,900**

6 Bedroom, 4.00 Bathroom, 1,876 sqft  
Residential on 0.07 Acres

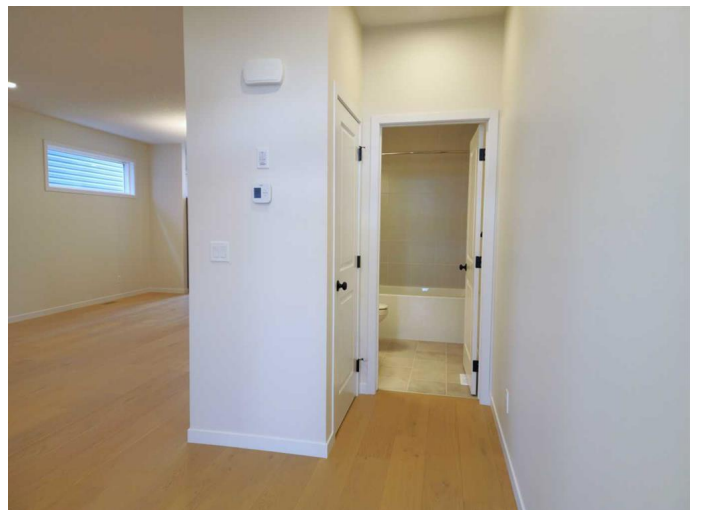
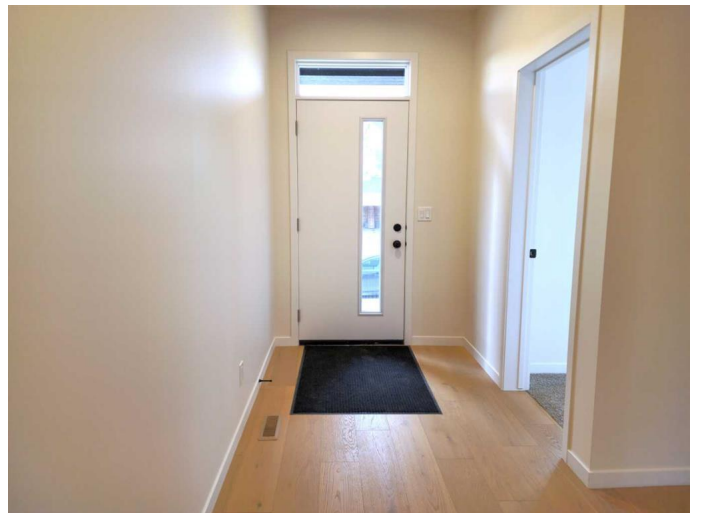
Seton, Calgary, Alberta

**\*\*Move-In Ready Brand-New Home with Legal Basement Suite\*\***

Why wait 8-12 months for new construction when you can move into this stunning, brand-new home today? Featuring a \*legal basement suite\* with two bedrooms, this 6-bedroom, 4-bathroom property offers the perfect blend of space, comfort, and income potential—ideal for families or savvy investors.

Spanning over 1,800 SQFT on the top two levels and an additional 782 SQFT in the legal basement suite, this home has everything you need. The main floor boasts a bright and inviting color palette of whites and grays, enhanced by oversized upgraded windows that flood the space with natural light. A versatile bedroom/den and a stylish 3-piece bathroom with elegant marble tiles complete this level.

The modern kitchen is a true centerpiece, offering ample counter space, a large island with a breakfast bar, and sleek light-gray cabinetry—perfect for both everyday meals and entertaining. Upstairs, a spacious bonus room welcomes you, along with two large bedrooms and a beautifully tiled 4-piece bathroom. The primary bedroom is your private retreat, complete with a walk-in closet and a charming oversized window. The side-entry basement is currently being developed into a fully-equipped space with two



bedrooms, a kitchen, a separate laundry room, and a comfortable living area—perfect for rental income or guests. Plus, the home includes a builder’s warranty for added peace of mind.

Outside, a future Gravel pad and a landscaped front yard (to be completed by the builder) add extra appeal. Priced to sell, this home won’t last long!

**\*\*Schedule your visit today and see this incredible property for yourself!\*\***

Would you like to tweak anything further?

Built in 2024

### **Essential Information**

MLS® #	A2213164
Price	\$759,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,876
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Setonstone Gardens Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3W1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bravo Realty
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