



THE
A-TEAM

**RE/MAX
FIRST**

49 SETONSTONE Manor, Calgary T3M 3R7

MLS® #: **A2144942**

Area: **Seton**

Listing Date: **07/12/24**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,014 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,539**
Low Sqft:
Ttl Sqft: **2,539**

DOM

162
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`5" x 17`3"	Dining Room	Main	11`6" x 17`3"
Kitchen	Main	15`7" x 13`5"	Mud Room	Main	10`11" x 6`0"
2pc Bathroom	Main	9`2" x 2`8"	Bedroom - Primary	Upper	11`6" x 17`9"
Bedroom	Upper	12`9" x 10`4"	Bedroom	Upper	12`11" x 10`5"
Bonus Room	Upper	15`1" x 13`4"	Laundry	Upper	8`10" x 6`0"
5pc Ensuite bath	Upper	8`1" x 17`10"	5pc Bathroom	Upper	13`11" x 18`8"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311056**

Zoning: **R-G**

Remarks

Pub Rmks: **** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "LAUREN 26" Signature Home WITH SIDE ENTRANCE located in the up & coming community of Seton. If you love to ENTERTAIN than this is the home for you! Immediately fall in love as you enter, offering over 2500+ SF of stunning living space offering you true craftsmanship & beauty! Luxury Vinyl Plank invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting beautiful STONE counters with sleek stainless steel KitchenAid appliances with GAS COOKTOP, French Door Refrigerator with icemaker & Built-in Wall Oven/Microwave Combo and a huge walk-in pantry. An amazing OPEN FLOOR PLAN offering a unique design featuring the beautiful Oak & Ore Palette that nicely elevates the stylish Great Room and Dining Room while the kitchen flows smoothly to overlook the main living area yet still maintaining a beautiful entertaining and prep designation. The upper level offers you ample space to suit any lifestyle with over 1400SF alone. 3 sizeable bedrooms with the beautiful Master Suite with tray ceiling including dual vanities with an absolutely amazing large walk-in closet, gorgeous free-standing soaker tub, over sized stand-alone shower, make-up desk and separate water closet. Stunning Bonus room with vaulted ceiling & large 2nd floor laundry, walk-in linen closet along with a full Main Bath. This home will be sure to impress! Shopping, Hospital, YMCA and High School close by! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! SHOW HOME HOURS: MONDAY TO THURSDAY: 2PM TO 8PM. FRIDAY AND SATURDAY: 12PM TO 5PM**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123