



THE
A-TEAM

**RE/MAX
FIRST**

42 SETONSTONE Manor, Calgary T3M 3V8

MLS® #: **A2145236**

Area: **Seton**

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

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,595 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,983**
Low Sqft:
Ttl Sqft: **1,983**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Concrete Driveway, 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, Laminate, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 11`1"
Kitchen	Main	12`0" x 10`0"
Pantry	Main	0`0" x 0`0"
Bedroom	Upper	8`6" x 12`3"
Laundry	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	12`2" x 12`1"
Walk-In Closet	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	13`6" x 15`10"
Bedroom	Upper	9`0" x 13`2"
4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Den	Main	8`11" x 8`3"

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 ** BEAUTIFUL HOME ALERT WITH SIDE ENTRANCE ** Welcome to SETON ** A new standard in walkability and accessibility to your surroundings situated against the back drop of The Bow River close by! Presenting Jayman's Brand new floor model the PAIGE 24" by Jayman BUILT. Featuring a beautiful elevation with the EXTRA FIT & FINISH with the professionally designed Alabaster Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that seamlessly transitions past the Flex Room or Den area and are welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded GAS RANGE, French Door Refrigerator with internal ice and water along with a huge walk-in pantry, designated dining room and spacious great room that expands from wall to wall creating an ideal living space for all to enjoy. The Primary Suite features a "spa like" en suite showcasing dual vanities, oversized tub with tiled ledge, stand-alone shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish. Additional Features include a convenient side entrance, 12x10 deck with BBQ gas line and 3-piece rough-in plumbing in the basement, Core Performance with 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 and Smart Home Technology. Located in the popular community of Seton where you have an abundance of options for things to do. Movies, shopping, restaurants, South Health Campus, YMCA...this list goes on, all within a short walk away. This home will be sure to impress! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!**

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