



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 SETONSTONE Green, Calgary T3M 3S1**

MLS®#: **A2149978**      Area: **Seton**      Listing **07/16/24**      List Price: **\$1,187,900**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$37k, 24-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,695 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Enclosed,Garage Faces Front**

Finished Floor Area  
 Abv Sqft: **2,268**  
 Low Sqft:  
 Ttl Sqft: **2,268**

DOM

**189**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source: **Public**  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Wine Refrigerator**  
 Int Feat: **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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`0" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 12`10"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`0" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 12`0"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`10" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`8" x 12`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`9" x 5`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`10"</b>

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 13`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>12`0" x 5`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`8"</b>	<b>Office</b>	<b>Main</b>	<b>6`9" x 5`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`0" x 7`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`2" x 5`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`5" x 5`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>11`6" x 12`4"</b>
<b>Media Room</b>	<b>Basement</b>	<b>11`11" x 11`1"</b>	<b>Other</b>	<b>Basement</b>	<b>9`1" x 12`4"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 5`3"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **2212020**

Remarks

Pub Rmks: **\*\*SHOW HOME ALERT!\*\*LEASEBACK\*\*VERIFIED Jayman BUILT Show Home! \*\* Great & rare real estate investment opportunity\*\*Start earning money right away\*\*Jayman BUILT will pay you monthly 6% (annual) rate return to use this home as their full time show home\*\*PROFESSIONALLY DECORATED with all of the bells and whistles 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! Immediately fall in love as you enter, offering over 3000+SF of true craftsmanship and beauty! Luxurious hardwood flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel KitchenAid built-in appliance package with a 36" gas cook top, counter depth refrigerator with French door with internal water & ice maker, built-in microwave and 30" built-in wall oven. 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 covered patio with feature gas fireplace. 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 vaulted ceilings 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. The FULLY FINISHED BASEMENT IS WHERE ALL THE FUN & EXCITEMENT HAPPENS! DISCOVER A HIDDEN ROOM WITH FIREPLACE, games and media area with wet bar and half bath. Truly unique and one of a kind! ADDITIONAL FEATURES: professionally designed color palette, open to above at front entry with 20ft ceiling, Air conditioning, window coverings and wallpaper included (The wallpaper is amazing!!). This lovely home presenting the Farmhouse Elevation has been completed in Jayman's PLUS 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. Terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. Enjoy New urbanity, welcome to Seton!**

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**



