



THE
A-TEAM

**RE/MAX
FIRST**

120 SETONSTONE Manor, Calgary T3M2L3

MLS®#: **A2161766** Area: **Seton** Listing Date: **09/02/24** List Price: **\$659,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,551 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,613**
 Low Sqft:
 Ttl Sqft: **1,613**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Tankless Water Heater,Washer**
 Int Feat: **Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 6`4"
Foyer	Main	11`0" x 8`1"
Laundry	Main	6`6" x 5`5"
4pc Bathroom	Second	5`0" x 9`1"
Bedroom	Second	13`9" x 9`1"
Bedroom - Primary	Second	13`0" x 13`9"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`5"
Kitchen	Main	8`6" x 13`7"
Living Room	Main	11`11" x 13`5"
4pc Ensuite bath	Second	11`6" x 8`0"
Bedroom	Second	9`6" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311056

Zoning:
R-G

Remarks

Pub Rmks:

****Brand New Home ** Move-In Ready | 2024 Build | Facing Greenspace | Close to Pond | 1613 SqFt | 3-Bedrooms | 2.5-Bathrooms | Incredible Living Space | Quartz Countertops | Stainless Steel Appliances | Beautiful Finishes | High Ceilings | Pot Lighting | Open Floor Plan | Large Windows | Main Level Laundry | Side Entry to Basement | Paved Back Lane. Welcome to your stunning brand new home in Seton with 3 bedrooms, 2.5 bathrooms and an expansive living space. The main and upper levels boast 1613 SqFt with an additional 747 SqFt in the unfinished basement. Open the front door to a foyer with views into the open concept main level. The front living room is framed with large windows beaming with natural sunlight. The open floor plan complements a smooth transition from living to dining. The kitchen is outfitted with full height cabinets, a stylish backsplash, quartz countertops, stainless steel appliances and a centre island with barstool seating. The kitchen has a pantry for dry goods storage too! The dining room leads to the main level laundry, rear mudroom with coat hooks and the back door that leads to the backyard and rear parking pad. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms and 2 full bathrooms. The primary bedroom is grand with a walk-in closet and a private 4pc ensuite bath with a walk-in shower and a double vanity. Bedrooms 2 & 3 are both great sized with closet storage and share the main 4pc bathroom with a tub/shower combo. Downstairs, the basement has a separate side entry and has rough-in plumbing! This space can be easily transformed to fit your family's needs. Outside is a great sized backyard with space for a deck and a rear detached double garage! Hurry and book your showing at this incredible brand new home today!**

Inclusions:
Property Listed By:

none
RE/MAX Crown

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









