



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**93 SETONSTONE Green, Calgary T3M 3R9**

MLS®#: **A2161963** Area: **Seton** Listing **08/31/24** List Price: **\$669,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2022** Abv Sqft: **1,745**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,295 sqft** Ttl Sqft: **1,745**  
 Lot Shape:

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**  
 Sewer: **Other** Water Source:  
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Range,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 6`6"	Living Room	Main	13`9" x 5`8"
Dining Room	Main	12`0" x 12`7"	Kitchen	Main	12`11" x 17`1"
2pc Bathroom	Main	5`2" x 6`4"	Bedroom - Primary	Second	11`11" x 14`1"
Bedroom	Second	9`8" x 11`0"	Bedroom	Second	8`11" x 9`1"
Bonus Room	Second	12`1" x 13`7"	Laundry	Second	3`3" x 4`2"
Other	Main	6`8" x 9`6"	4pc Bathroom	Second	5`0" x 8`3"
4pc Ensuite bath	Second	6`8" x 10`4"			

Title:  
**Fee Simple**  
 Legal Desc:

**2212020**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover your dream home in the vibrant community of Seton! This beautifully crafted single detached family home, built in 2022, is ready for you to move in. Why wait a year to build when you can own this stunning, upgraded home now? This home sits in a large pie-shaped lot that can be used for your RV parking and to build your double detached garage and still leaves you enough space for your backyard oasis. From the moment you step inside, you'll be impressed by the numerous upgrades and the bright, open layout designed for gatherings and entertainment. The spacious living room flows seamlessly into the dining area and kitchen, creating a perfect space for family and friends. The kitchen features a large center island with built-in pull-out drawers, providing ample storage, including garbage and recycling bins for efficient organization. It's fully equipped with upgraded stainless-steel appliances, a chimney hood-fan, and a gas range/stove combination. A large walk-in pantry offers plenty of space for groceries and storage. The mudroom has been upgraded to a spacious walk-in closet, perfect for coats and additional storage. Upstairs, the master bedroom boasts an upgraded walk-in shower with dual undermount sinks and a walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper floor, along with a bright bonus room that separates the master bedroom from the other bedrooms. The basement is wide open, ready for your personal touch and future development. Seton offers a wealth of amenities, including the South Calgary Health Campus, a public library, a Cineplex VIP, YMCA, and numerous restaurants, grocery stores, and shops. With easy access to major roads like Deerfoot Trail and Stoney Trail, you can quickly reach any part of the city. Schedule your private viewing today to see this gorgeous home! Shows like a showhome 10/10!**

Inclusions:  
 Property Listed By: **Refrigerator, Built-in dishwasher, Slide in gas stove/range, Microwave, Chimney Hood-fan, Stackable Washer/Dryer, Window Coverings  
 First Place Realty**

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







