



THE
A-TEAM

**RE/MAX
FIRST**

160 SETONSTONE Manor, Calgary T3M3V7

MLS® #: **A2166507** Area: **Seton** Listing Date: **09/18/24** List Price: **\$689,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,545 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **944**
 Low Sqft:
 Ttl Sqft: **944**

DOM

1
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 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,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"	4pc Ensuite bath	Main	7`10" x 4`11"
Bedroom	Main	11`9" x 8`6"	Kitchen	Main	12`10" x 14`8"
Living Room	Main	12`2" x 12`11"	Bedroom - Primary	Main	12`2" x 11`5"
Bedroom	Basement	12`0" x 10`9"	4pc Bathroom	Basement	8`2" x 4`11"
Kitchen	Basement	8`3" x 13`0"	Laundry	Basement	15`4" x 10`8"
Game Room	Basement	15`7" x 19`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311056

Zoning:
R-G

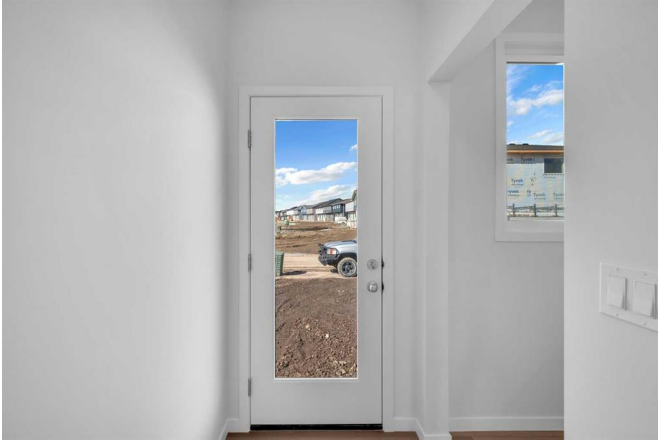
Remarks

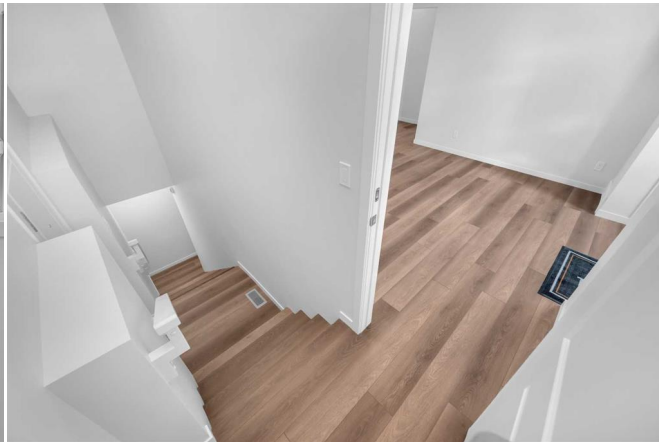
Pub Rmks: **Welcome to this charming brand new bungalow facing green space located in the vibrant community of Seton! This upgraded detached home features a versatile layout, with two spacious bedrooms and two washrooms on the upper level, and a legal basement suite that includes one bedroom and one washroom., making it an excellent opportunity for both new homeowners and savvy investors. Enjoy the spacious layout, modern finishes, and abundant natural light throughout. The property also boasts the potential to build a garage in the back, adding even more value. With its prime location and flexible living options, this home is a must-see! Book your showing today!**

Inclusions: **Basement Refrigerator, Washer/Dryer, Stove, Microwave hood fan, dishwasher**
Property Listed By: **PREP Realty**

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









160 Setonstone Mnr SE, Calgary, AB

Main Floor Exterior Area 541.17 sq ft
Interior Area 877.02 sq ft



PREPARED: 2024/05/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

160 Setonstone Mnr SE, Calgary, AB

Basement (Below Grade) Exterior Area 254.32 sq ft
Interior Area 783.98 sq ft



PREPARED: 2024/05/14



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