



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 SETONSTONE Manor, Calgary T3M 3V7**

MLS®#: **A2170667**

Area: **Seton**

Listing Date: **10/04/24**

List Price: **\$719,900**

Status: **Pending**

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:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Parking Pad**

DOM

**25**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	13`8" x 9`10"
Mud Room	Main	6`11" x 5`7"
5pc Ensuite bath	Upper	
Bedroom	Upper	9`5" x 12`10"
4pc Bathroom	Upper	

Room	Level	Dimensions
Living Room	Main	11`11" x 13`4"
Dining Room	Main	11`3" x 12`11"
Laundry	Main	5`4" x 6`5"
Bedroom - Primary	Upper	11`11" x 13`9"
Bedroom	Upper	9`1" x 13`8"
Bedroom	Basement	11`11" x 8`10"

4pc Bathroom  
Family Room

Basement  
Basement

13`4" x 8`2"

Eat in Kitchen  
Laundry  
Legal/Tax/Financial

Basement  
Basement

10`8" x 14`2"  
3`5" x 3`4"

Title:  
**Fee Simple**  
Legal Desc:

**2311056**

Zoning:  
**R-G**

Remarks

Pub Rmks:

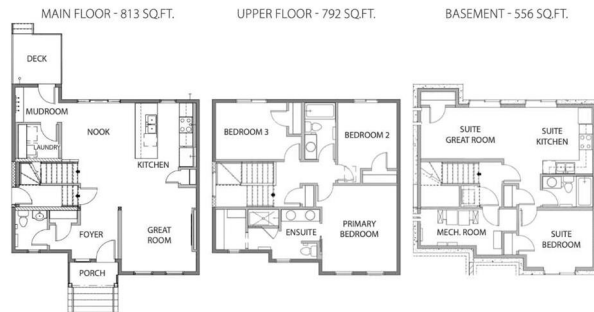
**This BRAND NEW 2-storey home w/ LEGAL SUITE is stunning and affordable! Located in the desirable community of Seton. Built by award winning builder, Cedarglen Homes - I present to you, the Rosebud model! This home features a trendy farmhouse exterior and SO many beautiful upgrades inside. 9' knock down ceilings, 8' doors throughout the main floor, luxury vinyl plank flooring & so many windows allowing the natural light to flood the space. The open concept design is perfect for people who love to entertain. The kitchen is the heart of the home with light grey cabinetry, stone countertops, gas line for gas range, black plumbing fixtures, & pantry for storage. You'll receive a \$10,000 appliance allowance to choose your desired appliances from the builder's supplier! The great room offers a striking electric fireplace to cozy up to in the winter & this room is spacious allowing for lots of comfortable furniture to host your future get-togethers with family & friends. The dining nook adjacent to the kitchen is where you'll host dinner parties and create long lasting memories. A mudroom with built-in bench, large laundry room and 2 pc bathroom complete this main level. Up the stairs, you'll find 3 generously sized bedrooms. The bright primary bedroom offers a stunning ensuite with dual sinks, large walk-in shower, and walk-in closet w/ a window! There is an additional 4 pc bathroom and a linen closet on the upper level as well. The fully finished basement offers a fully legal suite! The legal suite features an L-shaped kitchen, spacious great room w/ storage closet, a good sized bedroom, 4 pc bathroom and its own laundry room. This home includes a \$2000 landscaping rebate once the front yard landscaping is completed (must be done within 1 year of possession). The location is PRIME with close proximity to shopping, restaurants, movie theater, hospital, schools, etc. Seton has a community HOA under construction that will include a 7,000 sq ft social house along with 6 acre park featuring a splash park, hockey rink, tennis/pickleball courts, gardens and much more. Book your showing today - we guarantee this home is one you don't want to miss out on! \*Photos are from a different property that is completed - similar model, different finishings. Please see last photo for interior selections of this home.\***

Inclusions:  
Property Listed By:

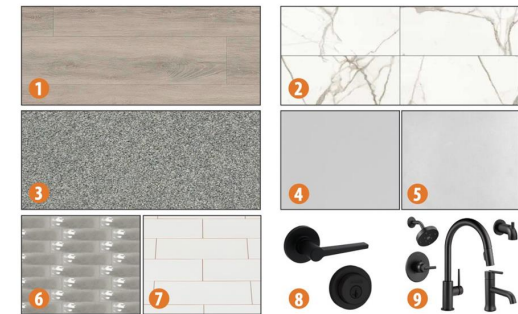
**\$10,000.00 appliance allowance to be used at the builder's supplier  
Royal LePage Benchmark**

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





### INTERIOR SELECTIONS



1. Luxury Vinyl Plank Flooring
2. Luxury Vinyl Tile Flooring
3. Carpet
4. Cabinets
5. Countertops
6. Kitchen Wall Tile
7. Bathroom Wall Tile
8. Door Hardware
9. Plumbing