



THE
A-TEAM

**RE/MAX
FIRST**

116 SETONSTONE Gardens, Calgary T3M3W1

MLS® #: **A2173937**

Area: **Seton**

Listing Date: **10/18/24**

List Price: **\$779,500**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,218 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,876**
Low Sqft:
Ttl Sqft: **1,876**

DOM

34
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|-----------------------|---------------------|---------------|----------------------|
| Bedroom - Primary | Second | 12`0" x 10`11" | Bedroom | Second | 13`1" x 8`10" |
| Bedroom | Second | 9`10" x 9`8" | Bonus Room | Second | 13`6" x 10`6" |
| 4pc Ensuite bath | Second | | 4pc Bathroom | Second | |
| Laundry | Second | 7`4" x 5`0" | Bedroom | Main | 13`0" x 12`0" |
| Kitchen | Main | 14`6" x 12`0" | Dining Room | Main | 13`0" x 12`0" |

4pc Bathroom
Bedroom
Kitchen
Laundry

Main
Suite
Suite
Suite

13`6" x 9`3"
10`6" x 7`6"

4pc Bathroom
Bedroom
Living Room

Suite
Suite
Suite

10`0" x 9`0"
10`0" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311056

Zoning:
R-G

Remarks

Pub Rmks:

****Move-In Ready Brand-New Home with Legal Basement Suite**** Why wait 8-12 months for new construction when you can move into this stunning, brand-new home today? Featuring a *legal basement suite* with two bedrooms, this 6-bedroom, 4-bathroom property offers the perfect blend of space, comfort, and income potential—ideal for families or savvy investors. Spanning over 1,800 SQFT on the top two levels and an additional 782 SQFT in the legal basement suite, this home has everything you need. The main floor boasts a bright and inviting color palette of whites and grays, enhanced by oversized upgraded windows that flood the space with natural light. A versatile bedroom/den and a stylish 3-piece bathroom with elegant marble tiles complete this level. The modern kitchen is a true centerpiece, offering ample counter space, a large island with a breakfast bar, and sleek light-gray cabinetry—perfect for both everyday meals and entertaining. Upstairs, a spacious bonus room welcomes you, along with two large bedrooms and a beautifully tiled 4-piece bathroom. The primary bedroom is your private retreat, complete with a walk-in closet and a charming oversized window. The side-entry basement is currently being developed into a fully-equipped space with two bedrooms, a kitchen, a separate laundry room, and a comfortable living area—perfect for rental income or guests. Plus, the home includes a builder's warranty for added peace of mind. Outside, a future Gravel pad and a landscaped front yard (to be completed by the builder) add extra appeal. Priced to sell, this home won't last long! ****Schedule your visit today and see this incredible property for yourself!**** Would you like to tweak anything further?

Inclusions:
Property Listed By:

Not Applicable
Century 21 Bravo Realty

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















