

31 SETONSTONE Gardens, Calgary T3M 3V9

MLS®#: **A2176767** Area: **Seton** Listing Date: **11/06/24** List Price: **\$727,900**
 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: **3,368 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,974**
 Low Sqft:
 Ttl Sqft: **1,974**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: Asphalt Shingle	Construction: Stone, Vinyl Siding, Wood Frame
Heating: Forced Air, Natural Gas	Flooring: Carpet, Laminate, Vinyl
Sewer:	Water Source:
Ext Feat: None	Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater	
Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)	
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`5" x 13`2"	Dining Room	Main	10`6" x 10`2"
Kitchen	Main	11`0" x 10`8"	2pc Bathroom	Main	4`11" x 5`7"
Pantry	Main	6`7" x 4`0"	Bonus Room	Upper	14`5" x 12`8"
Bedroom	Upper	10`6" x 10`5"	Bedroom	Upper	12`0" x 12`9"
Laundry	Upper	9`0" x 6`0"	4pc Bathroom	Upper	9`0" x 5`0"
Bedroom - Primary	Upper	13`1" x 12`1"	5pc Ensuite bath	Upper	10`6" x 10`3"
Walk-In Closet	Upper	7`4" x 4`9"	Den	Main	9`9" x 8`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-G

Legal Desc:

2311056

Remarks

Pub Rmks:

**** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** Welcome to the beautiful community of Seton**A lovely neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complimented with the professionally designed Oak and Ore Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions past the closed in Flex Room or Den that has a walk-in closet and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with a Whirlpool Electric Slide Smooth Top and Broan power pack built-in cabinet hood range, French Door Refrigerator with ice maker along with a Panasonic Microwave with trim kit, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite that features a "spa like" en suite showcasing dual vanities, large soaker tub, stand alone shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish along with a 3-piece rough-in plumbing. Jayman's additional inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Located in the popular community of Seton where you have an abundance of options for things to do. Movies, shopping, restaurants, South Health Campus, YMCA...this list goes on, all within a short walk away. This home will be sure to impress Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!**

Inclusions:

N/A

Property Listed By:

Jayman Realty Inc.

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