



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 SETONSTONE Gardens, Calgary T3M 3V6**

MLS®#: **A2187001**      Area: **Seton**      Listing **01/12/25**      List Price: **\$749,999**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$25k, 06-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,824**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,541 sqft**      Ttl Sqft: **1,824**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**  
 Park Feat: **Parking Pad**

DOM

**41**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 13`8"	Kitchen	Main	11`5" x 17`1"
Dining Room	Main	7`0" x 11`3"	Den	Main	7`7" x 12`0"
Bedroom - Primary	Second	14`10" x 14`7"	Bedroom	Second	9`4" x 15`0"
Bedroom	Second	9`3" x 11`6"	Bonus Room	Second	13`7" x 19`10"
Living Room	Suite	10`0" x 11`6"	Kitchen With Eating Area	Suite	7`2" x 13`5"
Bedroom	Suite	11`2" x 10`6"	Bedroom	Suite	10`3" x 9`11"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"

5pc Ensuite bath

Second

0`0" x 0`0"

4pc Bathroom  
Legal/Tax/Financial

Suite

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

2311056

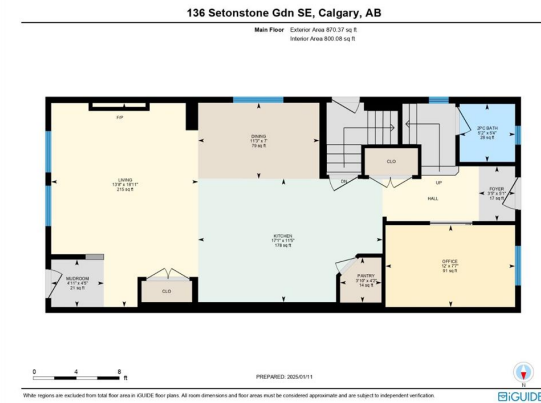
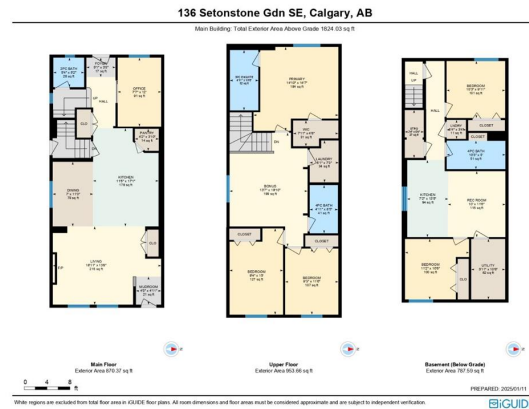
Zoning:  
**R-G**

Remarks

Pub Rmks: **Premium corner lot | 2-bed Legal Suite | 5 Bedrooms | 3.5 Washrooms | A few minutes away from South Hospital. This beautiful brand-new home, loaded with over 100K of upgrades, offers 2611 sq/ft of living space. The enhancements include but are not limited to a Premium Corner Lot, Custom window coverings 7K, Upgraded cabinets, drawers, Chimney hood fan, backsplash tiles 8K, Modern black door hardware, Lighting Fixtures, Kitchen Faucet, Sink 5K, Upgraded Quartz countertops, waterfall kitchen center island 5K, Electric Fireplace 3K, Extra wide front entrance 1K, Triple pane black fusion wrap windows 3K, Flex room Pocket door 2K, Primary bath dual Sink 1K, Gas-line to Stove & bar-b-q 1K, Legal 2 bedroom suite 80K and many more upgrades. The main floor of this house has 9-foot ceilings, and lots of large windows make this house bright and spacious. The fully upgraded kitchen has stainless steel appliances, a chimney hood fan, upgraded Cabinets, Countertops, Kitchen Sink, and backsplash titles. The main floor has LVP flooring, a cozy fireplace, an office, and 2 pcs powder room. The second floor has 3 bedrooms, a bonus room, a Laundry room, and 2 full washrooms. The master bedroom has 5 pcs ensuite with a walk-in closet. The fully finished 2 bedroom Legal suite has a separate side entrance and laundry which can help qualify for a higher mortgage amount and can generate extra rental income. This house is conveniently located close to all amenities, a shopping center and a few minutes from South Health Campus Hospital. Easy access to Deerfoot & Stoney Trail. Call today to book your private tour of this beautiful upgraded house.**

Inclusions: n/a  
Property Listed By: **RE/MAX iRealty Innovations**

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



136 Setonstone Gdn SE, Calgary, AB

Upper Floor Exterior Area 953.66 sq ft  
Interior Area 879.43 sq ft



PREPARED: 2025/01/11



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

136 Setonstone Gdn SE, Calgary, AB

Basement (Below Grade) Exterior Area 787.59 sq ft  
Interior Area 720.47 sq ft



PREPARED: 2025/01/11



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