



THE
A-TEAM

**RE/MAX
FIRST**

136 SETONSTONE Gardens, Calgary T3M 3V6

MLS®#: **A2187001**

Area: **Seton**

Listing Date: **01/12/25**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,824**

Low Sqft:

Ttl Sqft: **1,824**

Lot Information

Lot Sz Ar: **3,541 sqft**

Lot Shape:

DOM

9

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
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
Living Room	Main	18`11" x 13`8"
Dining Room	Main	7`0" x 11`3"
Bedroom - Primary	Second	14`10" x 14`7"
Bedroom	Second	9`3" x 11`6"
Living Room	Suite	10`0" x 11`6"
Bedroom	Suite	11`2" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	11`5" x 17`1"
Den	Main	7`7" x 12`0"
Bedroom	Second	9`4" x 15`0"
Bonus Room	Second	13`7" x 19`10"
Kitchen With Eating Area	Suite	7`2" x 13`5"
Bedroom	Suite	10`3" x 9`11"
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

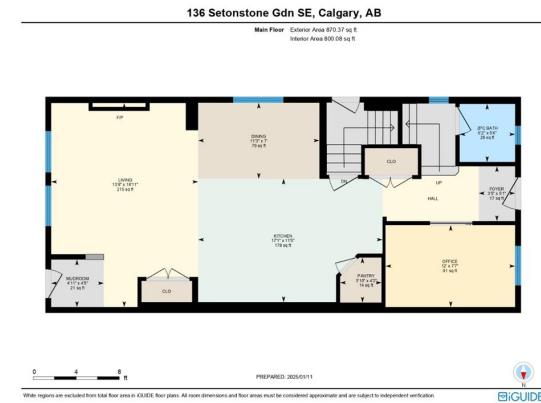
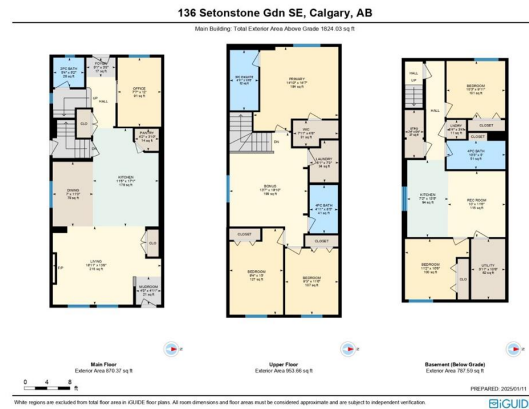
Zoning:
R-G

Remarks

Pub Rmks: **Premium corner lot | 2-bed Legal Suite | 5 Bedrooms | 3.5 Washrooms. 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.**

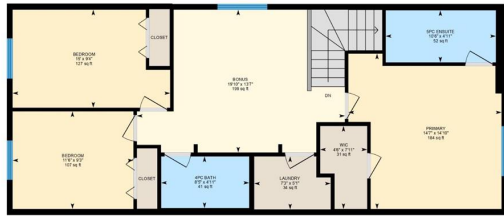
Inclusions:
Property Listed By: **n/a
RE/MAX iRealty Innovations**

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 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.

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



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.

