



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 SETONSTONE Gardens, Calgary T3M3V9**

MLS® #: **A2191346**

Area: **Seton**

Listing Date: **01/30/25**

List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,207**

Low Sqft:

Ttl Sqft: **2,207**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

DOM

**43**

Layout

Beds: **6 (4 2 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Vinyl Plank**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**  
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`1" x 15`11"</b>	<b>Nook</b>	<b>Main</b>	<b>9`6" x 16`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`0"</b>

**Bonus Room  
Bedroom**

**Upper  
Suite**

**14`6" x 12`8"  
12`7" x 8`5"**

**Bedroom  
Living Room**  
Legal/Tax/Financial

**Suite  
Basement**

**12`7" x 9`0"  
10`5" x 17`10"**

Title:  
**Fee Simple**  
Legal Desc:

**2311056**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover this exceptional home in the desirable community of Seton SE, offering over 2,200 sq. ft. of livable space and versatility to suit your lifestyle. The main floor features a bedroom and a full bathroom, ideal for guests, an office, or multi-generational living. The open to below design connects the stylish kitchen, dining area, and bright living room, creating the perfect space for entertaining or family gatherings. The basement boasts a 2-bedroom legal suite with its own private entrance, full kitchen, laundry, and ample living space—perfect for accommodating extended family. Located in the heart of Seton, this home is just steps away from schools, parks, the South Health Campus, the world-class YMCA, and all the amenities that make this community so vibrant. This is a home where modern convenience meets incredible opportunity. Photos are representative.**

Inclusions:  
Property Listed By:

**N/A  
Bode Platform Inc.**

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









