



THE
A-TEAM

**RE/MAX
FIRST**

59 SETONSTONE Gardens, Calgary T3M3V9

MLS®#: **A2191374**

Area: **Seton**

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

List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,311**
Low Sqft:
Ttl Sqft: **2,311**

DOM

3
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/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Great Room	Main	13`10" x 12`0"	Nook	Main	11`0" x 11`0"
Bedroom	Main	10`5" x 11`4"	Bedroom - Primary	Upper	14`1" x 12`0"
Bedroom	Upper	11`0" x 11`0"	Bedroom	Upper	11`0" x 11`8"
Bonus Room	Upper	14`0" x 16`5"	Bedroom	Suite	9`4" x 9`9"
Bedroom	Suite	10`0" x 9`2"	Living Room	Basement	11`8" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311056

Remarks

Pub Rmks: **Discover this exceptional home in the desirable community of Seton, offering over 2,300 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-concept 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

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









