



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 SETONSTONE Gardens, Calgary T2M 2Y5**

MLS®#: **A2194842**

Area: **Seton**

Listing Date: **02/24/25**

List Price: **\$839,000**

Status: **Active**

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: **3,500 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,155**

Low Sqft:

Ttl Sqft: **2,155**

DOM

**0**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Street Lighting,Zero Lot Line**

Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Playground,Private Entrance,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>44`7" x 36`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>52`2" x 33`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>41`0" x 33`2"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>47`7" x 41`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>45`3" x 35`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>39`8" x 26`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>20`8" x 20`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>57`9" x 30`2"</b>
<b>Den</b>	<b>Main</b>	<b>28`6" x 33`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>41`8" x 50`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>23`4" x 43`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0**

Remarks

Pub Rmks: **Welcome to this remarkable home in the sought-after Seton SE community, featuring over 2155 sq. ft. of adaptable living space designed to fit your unique lifestyle .This beautiful home showcases a bold combination of white and black siding, perfectly complementing its modern design. The kitchen is a standout feature, with top-of-the-line appliances that not only enhance functionality but also elevate the space with a touch of elegance. Whether you're an experienced chef or an enthusiast in the kitchen, this upgraded kitchen is designed to meet your culinary needs effortlessly. Boasting 9-foot ceilings on the main floor, this home creates a spacious and inviting atmosphere. The separate entrance to the basement provides added flexibility, offering endless possibilities for various living setups. The fully finished basement features a generously sized bedroom and a complete bathroom, offering both comfort and convenience. Upstairs, the expansive primary bedroom offers a tranquil retreat, complete with a private 4-piece ensuite bathroom for ultimate comfort and privacy. This ensuite provides a peaceful space to relax and rejuvenate, whether winding down after a busy day or preparing for the day ahead. The upper level also features two additional generously sized bedrooms, each offering ample space for family members or guests, creating a cozy and inviting atmosphere. These rooms share a beautifully appointed 4-piece bathroom, ensuring both convenience and comfort for all. With three spacious bedrooms and two elegant 4-piece bathrooms upstairs, this home in the Seton community is the perfect choice for a growing family or those who often host guests, providing plenty of room and modern conveniences.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage METRO**

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













