



## 116 Setonstone Gardens Calgary Alberta

\$799,900

**\*\*Move-In Ready Brand-New Home with Legal Basement Suite\*\***Why wait 8-12 months for new construction when you can move into this stunning, brand-new home today? Featuring a \*legal basement suite\* with two bedrooms, this 6-bedroom, 4-bathroom property offers the perfect blend of space, comfort, and income potential—ideal for families or savvy investors. Spanning over 1,800 SQFT on the top two levels and an additional 782 SQFT in the legal basement suite, this home has everything you need. The main floor boasts a bright and inviting color palette of whites and grays, enhanced by oversized upgraded windows that flood the space with natural light. A versatile bedroom/den and a stylish 3-piece bathroom with elegant marble tiles complete this level. The modern kitchen is a true centerpiece, offering ample counter space, a large island with a breakfast bar, and sleek light-gray cabinetry—perfect for both everyday meals and entertaining. Upstairs, a spacious bonus room welcomes you, along with two large bedrooms and a beautifully tiled 4-piece bathroom. The primary bedroom is your private retreat, complete with a walk-in closet and a charming oversized window. The side-entry basement is currently being developed into a fully-equipped space with two bedrooms, a kitchen, a separate laundry room, and a comfortable living area—perfect for rental income or guests. Plus, the home includes a builder's warranty for added peace of mind. Outside, a future Gravel pad and a landscaped front yard (to be completed by the builder) add extra appeal. Priced to sell, this home won't last long! **\*\*Schedule your visit today and see this incredible property for yourself! \*\***Would you like to tweak anything further? (id:6769)

Primary Bedroom 12.00 Ft x 10.92 Ft

Bedroom 13.08 Ft x 8.83 Ft

Bedroom 9.83 Ft x 9.67 Ft

Bonus Room 13.50 Ft x 10.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 7.33 Ft x 5.00 Ft

Dining room 13.00 Ft x 12.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 13.50 Ft x 9.25 Ft

Bedroom 10.00 Ft x 9.00 Ft

Kitchen 10.50 Ft x 7.50 Ft

Living room 10.00 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bravo Realty

<http://www.calgaryfirst.ca/>



CIR

REALTY

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**Bedroom** 13.00 Ft x 12.00 Ft

**Kitchen** 14.50 Ft x 12.00 Ft

**Laundry room** Measurements not available