



# 164 Setonstone Manor Calgary Alberta

\$719,900

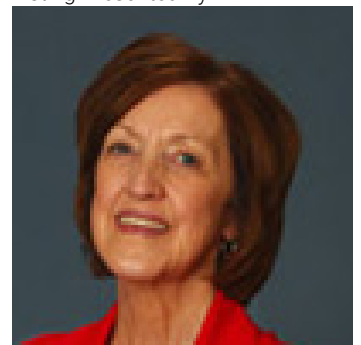
This BRAND NEW 2-storey home w/ LEGAL SUITE is stunning and affordable! Located in the desirable community of Seton. Built by award winning builder, Cedarglen Homes - I present to you, the Rosebud model! This home features a trendy farmhouse exterior and SO many beautiful upgrades inside. 9' knock down ceilings, 8' doors throughout the main floor, luxury vinyl plank flooring & so many windows allowing the natural light to flood the space. The open concept design is perfect for people who love to entertain. The kitchen is the heart of the home with light grey cabinetry, stone countertops, gas line for gas range, black plumbing fixtures, & pantry for storage. You'll receive a \$10,000 appliance allowance to choose your desired appliances from the builder's supplier! The great room offers a striking electric fireplace to cozy up to in the winter & this room is spacious allowing for lots of comfortable furniture to host your future get-togethers with family & friends. The dining nook adjacent to the kitchen is where you'll host dinner parties and create long lasting memories. A mudroom with built-in bench, large laundry room and 2 pc bathroom complete this main level. Up the stairs, you'll find 3 generously sized bedrooms. The bright primary bedroom offers a stunning ensuite with dual sinks, large walk-in shower, and walk-in closet w/ a window! There is an additional 4 pc bathroom and a linen closet on the upper level as well. The fully finished basement offers a fully legal suite! The suite features an L-shaped kitchen, spacious great room w/ storage closet, a good sized bedroom, 4 pc bathroom and its own laundry room. This home includes a \$2000 landscaping rebate once the front yard landscaping is completed (must be done within 1 year of possession). The location is PRIME with close proximity to shopping, restaurants, movie theater, hospital, schools, etc. Seton has a...

Bedroom 11.92 Ft x 8.83 Ft  
 4pc Bathroom Measurements not available  
 Eat in kitchen 10.67 Ft x 14.17 Ft  
 Family room 13.33 Ft x 8.17 Ft  
 Laundry room 3.42 Ft x 3.33 Ft  
 2pc Bathroom Measurements not available

Dining room 11.25 Ft x 12.92 Ft  
 Other 6.92 Ft x 5.58 Ft  
 Laundry room 5.33 Ft x 6.42 Ft  
 5pc Bathroom Measurements not available  
 Primary Bedroom 11.92 Ft x 13.75 Ft  
 Bedroom 9.42 Ft x 12.83 Ft

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

Listing Presented By:



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CIR

REALTY

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Living room 11.92 Ft x 13.33 Ft

Kitchen 13.67 Ft x 9.83 Ft

Bedroom 9.08 Ft x 13.67 Ft

4pc Bathroom Measurements not available