



309 Setonstone Green Calgary Alberta

\$759,800

Welcome to this brand-new, never lived in stylish 2025 home in the popular Seton community! This award-winning Trico Home comes with over \$100k in upgrades, including a legal 2-bedroom basement suite with a private back entrance, a double detached garage, a good-sized backyard deck with metal railing and separate furnaces with thermostats for each unit. Plus 6 bedrooms and 4 full bathrooms with modern zebra blinds installed to be move-in ready for the new owner! It is a modern marvel with highlights such as but not limited to backyard and deck mountain views, facing future school green space and convenient cable wiring in every bedroom. The main floor boasts a sizeable fourth bedroom with a full bathroom, perfect for large families or work-from-home settings. The kitchen is a chef's dream with full-height crowned cabinets, upgraded high-end maple hardwood cabinet doors, an upgraded stylish backsplash, enlarged quartz countertops, and a kitchen island with built-in appliances. The living room has engineered hardwood flooring throughout and a modern electric fireplace, which makes winter cozy and toasty. The upper floor offers three spacious bedrooms with a walk-in closet, a centralized bonus room providing additional living space, 2 full baths, and an upper-floor laundry room with an upgraded washer and dryer set. The 2-bedroom legal basement suite with 9 feet ceiling has a spacious living area and private laundry facilities, making it ideal for young adults/guests and mortgage helper. Located close to all amenities, shopping, parks, schools, the South Health Campus, and the future LRT station, this home is also within walking distance to bus stops, the Seton YMCA (the largest YMCA in the world!) and the city library. Only a 20-minute drive to downtown with quick access to Stoney Trail and Deerfoot Trail. Don't miss out on this incredible home! This brand new pro...

Bedroom 9.58 Ft x 9.00 Ft

Kitchen 10.17 Ft x 5.58 Ft

Bedroom 13.67 Ft x 9.33 Ft

Living room 10.17 Ft x 9.92 Ft

Other 6.33 Ft x 4.75 Ft

4pc Bathroom Measurements not available

Pantry 6.42 Ft x 1.67 Ft

4pc Bathroom Measurements not available

Primary Bedroom 11.00 Ft x 12.00 Ft

Bedroom 9.67 Ft x 9.67 Ft

Bedroom 9.83 Ft x 10.75 Ft

Bonus Room 13.67 Ft x 10.50 Ft

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Listing Presented By:



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Kitchen	13.00 Ft x 12.42 Ft	Laundry room	8.17 Ft x 5.50 Ft
Living room	13.00 Ft x 13.00 Ft	Other	9.75 Ft x 4.83 Ft
Office	13.00 Ft x 10.00 Ft	4pc Bathroom	Measurements not available
Other	13.00 Ft x 8.50 Ft		