



# 31 Setonstone Gardens Calgary Alberta

\$727,900

**\*\* ALERT - NEW MORTGAGE INFO \*\*** This home qualifies for the 30-year amortization for first-time buyers' mortgages **\*\* Jayman Financial Brokers now available to sign-up \*\*** Welcome to the beautiful community of Seton\*\*A lovely neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complimented with the professionally designed Oak and Ore Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions past the closed in Flex Room or Den that has a walk-in closet and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with a Whirlpool Electric Slide Smooth Top and Broan power pack built-in cabinet hood range, French Door Refrigerator with ice maker along with a Panasonic Microwave with trim kit, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite that features a "spa like" en suite showcasing dual vanities, large soaker tub, stand alone shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish along with a 3-piece rough-in plumbing. Jayman's additional inclusion...

Great room 12.42 Ft x 13.17 Ft  
 Dining room 10.50 Ft x 10.17 Ft  
 Kitchen 11.00 Ft x 10.67 Ft  
 2pc Bathroom 4.92 Ft x 5.58 Ft  
 Pantry 6.58 Ft x 4.00 Ft  
 Den 9.75 Ft x 8.00 Ft  
 Bonus Room 14.42 Ft x 12.67 Ft

Bedroom 10.50 Ft x 10.42 Ft  
 Bedroom 12.00 Ft x 12.75 Ft  
 Laundry room 9.00 Ft x 6.00 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft  
 Primary Bedroom 13.08 Ft x 12.08 Ft  
 5pc Bathroom 10.50 Ft x 10.25 Ft  
 Other 7.33 Ft x 4.75 Ft

Listing Presented By:



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