



## 55 Setonstone Landing Calgary Alberta

\$724,900

LUXURY, COMFORT, & UNBEATABLE INVESTMENT POTENTIAL! Discover a truly rare opportunity to own a stunning, upgraded home in the heart of Seton—Calgary's most vibrant and rapidly growing community! This 1,821 sq. ft. masterpiece is meticulously designed for modern living. Step inside to a home loaded with high-end upgrades, including central air conditioning, a water softener, and an RO water system for pure, filtered water throughout. The designer kitchen is a chef's dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceiling—a perfect blend of functionality and luxury. The open-concept living space is highlighted by a stunning accent TV wall, ideal for cozy nights. Your primary bedroom is a true retreat with a spa-like 4-piece ensuite, offering a private sanctuary to unwind. But that's not all! This home features a FULLY LEGAL, 2-bedroom basement legal suite with existing tenants, making it an incredible investment property or immediate mortgage helper! Outside, enjoy your fenced and professionally landscaped yard, complete with a 10x10 deck, perfect for entertaining or relaxing. Nestled in Seton, you're just minutes from the South Health Campus (Seton Hospital), the world's largest YMCA, abundant shopping, diverse dining, top-rated schools, and beautiful parks. With easy access to major roadways and public transit, everything you need is right at your doorstep. Don't miss this one-of-a-kind home! Schedule your private showing today and experience the Seton lifestyle! (id:6769)

4pc Bathroom 5.08 Ft x 9.50 Ft

Loft 9.92 Ft x 10.50 Ft

Bedroom 9.75 Ft x 9.67 Ft

Primary Bedroom 11.00 Ft x 12.00 Ft

Laundry room 5.08 Ft x 7.42 Ft

3pc Bathroom 5.00 Ft x 9.08 Ft

Bedroom 9.08 Ft x 13.25 Ft

Bedroom 10.08 Ft x 9.00 Ft

Recreational, Games room 10.08 Ft x 10.33 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Furnace 7.08 Ft x 16.83 Ft

Kitchen 10.50 Ft x 7.75 Ft

Bedroom 13.67 Ft x 9.33 Ft

Family room 13.58 Ft x 11.17 Ft

2pc Bathroom 5.58 Ft x 4.83 Ft

Kitchen 14.67 Ft x 12.00 Ft

Living room 13.08 Ft x 10.08 Ft

Dining room 13.42 Ft x 10.67 Ft

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