



67 Setonstone Row Calgary Alberta

\$885,000

- ATTENTION INVESTORS - LEGAL SUITE WITH 2 BEDS-FULL BATH Exquisite Residence with Legal Suite & Premium Finishes - Seller Motivated Price reduced for a quick sale - Discover sophistication in this almost brand new home, beautifully appointed with full landscaping that ensures a hassle-free property experience. Offering over 3,000 sq. ft. of meticulously designed living space, this residence features a fully legal basement suite, perfect for extended family or a lucrative rental opportunity. Boasting 6 spacious bedrooms plus a versatile Bonus Room that can serve as an additional bedroom or office, and 4.5 well-appointed bathrooms, this home effortlessly blends luxury, comfort, and functionality. The main floor impresses with soaring 10-foot ceilings, elegant vinyl flooring, and a cozy fireplace anchoring the open-concept layout. At its heart, the kitchen is a chef's dream, featuring quartz countertops, premium stainless steel appliances, a generously sized pantry, and a gas stove -- ideal for daily living and entertaining alike. A bedroom at the foye includes a private 4-piece bathroom and separate entrance, perfect for a home office, guest suite, or potential rental space. Upstairs, you'll find three spacious bedrooms alongside a flexible bonus room, ideal for a home office or retreat. The primary suite shines with a 5-piece ensuite bathroom that includes double sinks and double closets. Another full 5-piece bathroom with quartz countertops and double sinks serves the upper level. The fully developed legal basement suite stands out with 9-foot ceilings, two bedrooms, a full 4-piece bath, stainless steel appliances, spot lighting, and durable vinyl flooring -- a thoughtfully designed space combining comfort and high rental income potential. Additional premium upgrades include: Triple-pane windows throughout for enhanced comfort and energy efficiency. A \$4,000+ water softener...

Primary Bedroom 12.33 Ft x 17.00 Ft

5pc Bathroom 10.17 Ft x 14.08 Ft

Other 4.00 Ft x 5.08 Ft

Other 5.50 Ft x 4.83 Ft

Laundry room 10.17 Ft x 5.42 Ft

Bonus Room 8.67 Ft x 12.00 Ft

Dining room 11.17 Ft x 13.00 Ft

Kitchen 18.42 Ft x 10.92 Ft

Bedroom 8.67 Ft x 13.00 Ft

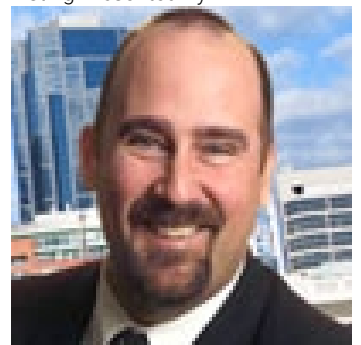
Other 5.00 Ft x 10.33 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

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Listing Presented By:



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5pc Bathroom 9.67 Ft x 6.92 Ft

Bedroom 8.92 Ft x 11.67 Ft

Bedroom 8.67 Ft x 13.25 Ft

Living room 11.67 Ft x 13.00 Ft

Foyer 7.42 Ft x 6.00 Ft

Bedroom 9.50 Ft x 12.25 Ft

Bedroom 11.75 Ft x 10.00 Ft