

\$779,800 - 309 Setonstone Green Se, Calgary

MLS® #A2197188

\$779,800

5 Bedroom, 4.00 Bathroom, 1,802 sqft
Residential on 0.07 Acres

Seton, Calgary, Alberta

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 property is listed below its cost! Please see the amazing Virtual Tour and book a showing today!

Built in 2025

Essential Information

MLS® #	A2197188
Price	\$779,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,802
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	309 Setonstone Green Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W6

Amenities

Amenities	None
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Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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