

67 Setonstone Row SE
Calgary, Alberta

MLS # A2260929

\$935,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	NONE		

Exquisite Two-Story Residence with Legal Suite & Premium Finishes Step into sophistication with this stunning two-story home, offering over 3000 sq. ft. of beautifully designed living space with a legal suite included. Featuring 6 spacious bedrooms plus a Bonus Room good for another bedroom use or an office and 4.5 bathrooms, this residence is the perfect blend of luxury, comfort, and functionality. The main level boasts soaring 10-foot ceilings, elegant vinyl flooring, and a welcoming fireplace that anchors the open-concept design. At the heart of the home, the kitchen is a true showpiece with quartz countertops, premium stainless steel appliances, great size pantry and a gas stove—crafted for both everyday living and refined entertaining. One bedroom at the entrance perfect for an office enclosed or a bedroom to rent. Upstairs, you’ll find well-appointed 3 bedrooms and a versatile bonus room ideal for a home office or retreat. 5 piece ensuite bathroom, with DOUBLE sink and DOUBLE closet. One more 5 piece bathroom at the hall with quartz countertops as well and DOUBLE sink. The highlight of the property is the fully developed legal basement suite, showcasing 9-foot ceilings, 2 bedrooms, a full 4 piece bath, and a thoughtfully designed layout—an exceptional space for extended family or as a high-value income opportunity. Stainless steal appliances, spot lights, and vinyl flooring. This home is further enhanced with an array of premium upgrades, including: Triple-pane windows throughout for superior comfort and efficiency A \$4,000+ water softener system - 2 Furnances - Water tankless for the main floor - 50 gallon Water tank for the suite - 2 HAVC system - A front-attached garage with custom shelving and a 240V EV connection for electric vehicles Every detail has been carefully curated, combining timeless finishes with modern functionality to create a

residence that exceeds expectations. This is more than a home—it’s a lifestyle.