

# \$919,000 - 67 Setonstone Row Se, Calgary

MLS® #A2260929

**\$919,000**

6 Bedroom, 5.00 Bathroom, 2,160 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

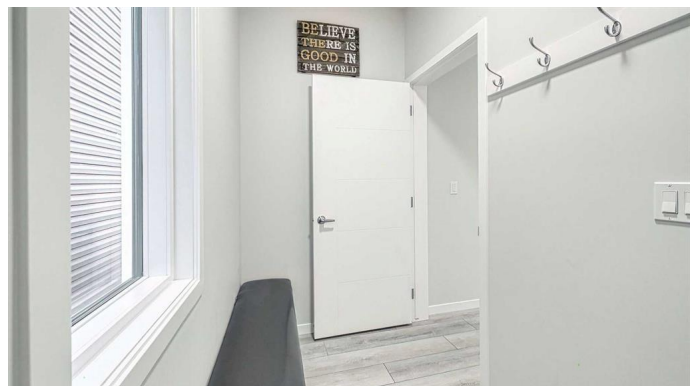
OPEN HOUSE Sat 18, 2025 from 12:30pm - 3pm ATTENTION INVESTORS â€ Exquisite Residence with Legal Suite & Premium Finishes - Seller Motivated

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 chefâ€™s dream, featuring quartz countertops, premium stainless steel appliances, a generously sized pantry, and a gas stove â€ 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, youâ€™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 system

Two furnaces and two HVAC systems for optimal climate control

Tankless water heater for the main floor and a 50-gallon water tank for the suite

Front-attached garage with custom shelving and a 240V EV charger connection for electric vehicles

Every detail has been expertly curated, blending timeless finishes with modern amenities to create a home that truly exceeds expectations. This isn't just a property – it's a lifestyle opportunity.

Built in 2023

**Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2260929  |
| Price  | \$919,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,160       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 67 Setonstone Row Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3S1              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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)   |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Electric, Gas                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                         |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Storage                     |
| Lot Description   | Rectangular Lot                           |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Other, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 20                   |
| Zoning         | R-G                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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