

**61 Setonstone Green SE**  
**Calgary, Alberta**

**MLS # A2231656**



**\$769,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Seton   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,800 sq.ft.  | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener                    |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Suite                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this beautifully upgraded detached home with a fully legal 2-bedroom basement suite in the vibrant community of Seton. The legal suite features a private entrance, separate laundry, full kitchen, and spacious layout—ideal for rental income or multi-generational living. The main floor includes a bedroom and a full bath. The upgraded kitchen boasts stainless steel appliances, quartz countertops with Xpel Film protection with warranty, extra-wide drawers, and a custom island. Additional upgrades include central air conditioning, premium bathtubs, medicine cabinets, walk-in closet shelving, 10mm underlay carpet, designer lighting, and 4K LED fixtures throughout. Upstairs offers 3 bedrooms, a bonus room, and the convenience of upper-level laundry. The oversized garage features built-in shelving on all sides. The fully finished legal basement suite mirrors the quality of the main home, featuring its kitchen upgrades and an 8-year transferable Xpel Film warranty. This move-in-ready home blends quality, comfort, and investment, minutes from the YMCA, Cineplex, South Health Campus, major shopping, and a variety of dining options. Book your private showing today and make this exceptional property yours!