

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!