

\$749,900 - 88 Setonstone Gardens Se, Calgary

MLS® #A2238930

\$749,900

6 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

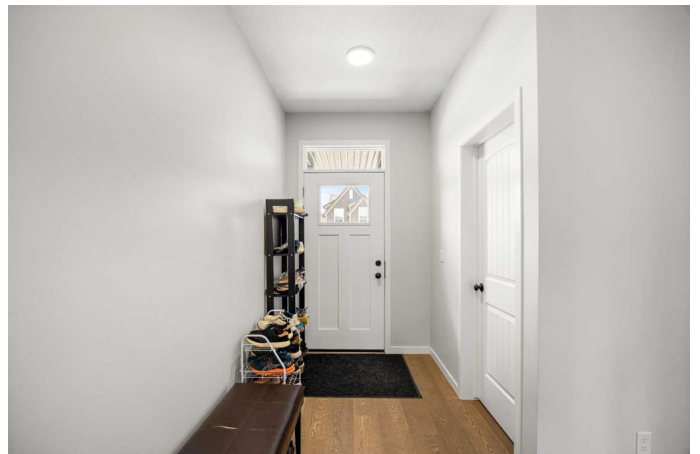
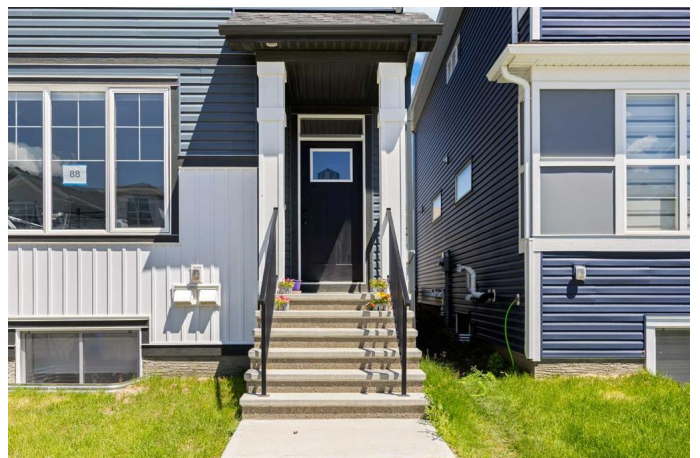
Modern Comfort Meets Smart Investment â€“
2024-Built Home with LEGAL Basement Suite
in Seton!

Discover the perfect blend of functionality, style, and income potential in this brand-new 2024-built 2-storey detached home located in the vibrant, amenity-rich community of Setonâ€”just minutes from the South Health Campus, the worldâ€™s largest YMCA, shopping, dining, and future LRT access.

The main level welcomes you with 9â€™™ ceilings and durable vinyl plank flooring throughout. Enjoy the bright open-concept layout with a spacious Living Room and Dining Area, perfect for family gatherings or entertaining guests. The modern Kitchen is finished with quartz countertops, stainless steel appliances, and a central island with eating barâ€”plus direct access to the back deck for easy outdoor living.

Completing the main floor is a full Bedroom and 4-piece Bathroomâ€”providing ideal flexibility for guests, multigenerational living, or a dedicated home office.

On the upper level, the Primary Bedroom includes a walk-in closet and private ensuite. Two additional Bedrooms, a full Bathroom, and a convenient Laundry Room with storage complete the upper level. All bathrooms are finished with stylish quartz countertops for a



cohesive modern look.

The legal basement suite comes with its own separate entrance, and includes 2 Bedrooms, 1 full Bathroom, a full Kitchen, comfortable Living Area, and in-suite Laundryâ€”ideal as a mortgage helper or rental unit.

The backyard is landscaped and includes a parking pad with back lane accessâ€”perfect for future garage development.

A smart choice for homeowners and investors alikeâ€”offering comfort, space, and long-term potential in one of Calgaryâ€™s most promising new communities.

Built in 2024

Essential Information

MLS® #	A2238930
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,794
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	88 Setonstone Gardens Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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