47 Setonvista Crescent SE

Calgary | Active | MLS® A2354007

$538,629









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,702 sq. ft.**

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Listed by Charles

A closer look

Welcome to 47 Setonvista Crescent SE, a beautifully designed Spruce model by Brookfield Residential in the growing community of Seton Ridge. Offering over 1,700 sq. ft. of developed living space above grade, this thoughtfully designed right-side semi-detached home features 3 bedrooms, 2.5 bathrooms, modern finishes, and an impressive collection of upgrades. The main floor welcomes you with a bright, open-concept layout that seamlessly connects the great room, dining area, and kitchen. The spacious great room features a fireplace, creating a warm and inviting setting for relaxing or entertaining. At the heart of the home, the beautifully appointed kitchen offers quartz countertops, a central island with an eating bar, upgraded appliances, a chimney-style hood fan, and ample cabinetry. The adjoining dining area provides a comfortable space for family meals and gatherings. A versatile front flex room offers the perfect setting for a home office, playroom, or additional sitting area, while a convenient powder room and welcoming foyer complete the main level. On the upper level, the spacious primary bedroom offers a peaceful retreat, complete with a walk-in closet and private 4-piece ensuite featuring dual sinks and a beautifully tiled shower. Two additional bedrooms share a full bathroom, while a centrally located bonus room provides valuable additional living space, ideal for movie nights, a children's play area, or a relaxing family retreat. Convenient upper-floor laundry, complete with an included washer and dryer, adds everyday practicality to this thoughtfully designed level. The undeveloped basement offers excellent potential for future customization, featuring 9-foot ceilings, a separate side entrance with suite rough-ins. Whether envisioned as additional living space, a recreation area, or a future suite (subject to approvals), this level provides exceptional flexibility to suit your lifestyle. Additional highlights include durable Hardie Board siding, energy-efficient triple-pane windows, quartz countertops throughout, and elegant interior railings. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Located in the welcoming community of Seton Ridge, residents enjoy access to surrounding green spaces while remaining conveniently close to Seton's shopping, restaurants, entertainment, recreation facilities, and the South Health Campus. Backed by Brookfield’s builder warranty and Alberta New Home Warranty, 47 Setonvista Crescent SE is an outstanding opportunity to own a brand-new home in one of Calgary's most convenient southeast communities. *Please note: Property is under construction, and photos are from a show home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354007
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,702 sq. ft.
Main Level Finished Area:	842 sq. ft.
Upper Level Finished Area:	860 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,398 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0

Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$430.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 14'11" × 12'3" ·
Main Floor	Dining Room · 12'2" × 8'5" ·

Main Floor	Flex Space · 10'2" × 9'1" ·
Upper Level	Bonus Room · 12'8" × 11'3" ·
Upper Level	Bedroom - Primary · 14' × 11'9" ·
Upper Level	Bedroom · 10'4" × 8'5" ·
Upper Level	Bedroom · 10'2" × 8'3" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-setonvista-crescent-se-calgary-a2354007/

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