75 Setonstone Row SE

Calgary | Active | MLS® A2349702

$999,990









Bedrooms	Bathrooms	Year Built	Living area
7	**5**	**2024**	**2,662.77 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this exceptional CORNER-LOT LUXURY home priced under $1M in Seton with LANDSCAPING, FENCING, A/C and a FULL LEGAL BASEMENT, offering the size, flexibility, and upgrades rarely found in a typical new build. Built by Trico Homes in 2024, this turnkey property offers approximately 3,550 sq. ft. of developed living space, including 7 bedrooms and 5 full bathrooms.

The main residence features 5 bedrooms and 4 full bathrooms, including a rare main-floor bedroom beside a full 3-piece bathroom-ideal for guests, extended family, or multigenerational living. A separate main-floor den provides the perfect work-from-home or study space.

The open-concept main level showcases 9-foot ceilings, oversized windows, a fireplace, and a chef-inspired kitchen complete with quartz countertops, upgraded appliances, a gas range, pantry, and large island.

Upstairs, you'll find a spacious primary retreat with a 5-piece ensuite and walk-in closet, three additional bedrooms, two full bathrooms, upper-floor laundry, and a generous bonus room.

The fully legal basement suite offers 2 bedrooms, a full bathroom, kitchen, living area, separate laundry, and its own furnace and thermostat-ideal for extended family or rental income potential.

Notable upgrades include central A/C, tankless hot water, water softener, reverse osmosis system, EV charging infrastructure, solar conduit rough-in, an oversized garage door, garage gas-line rough-in, natural gas BBQ connection, and outdoor hot/cold water hookups.

Outside, enjoy a double attached garage, completed landscaping, full fencing, and a premium corner lot. Located minutes from South Health Campus, YMCA, shopping, restaurants, schools, parks, and major roadways, this home delivers exceptional space, versatility, and move-in-ready value in one of Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349702
Bedrooms	7
Bathrooms	5
Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,662.77 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,769 sq. ft.
Lot Frontage:	31'9½"
Front Exposure:	Northeast
Unit Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2024 (Age: 2)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	2
Plan:	2212020
Heating:	High Efficiency
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$451.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	Clubhouse
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, See Remarks, Water Softener, Window Coverings
Inclusions:	Security System
Restrictions:	None Known
Main Floor	Bedroom · 10'11" × 10'4" ·
Main Floor	Den · 10'6" × 9'2" ·

Main Floor	Dining Room · 11'4" × 9' ·
Main Floor	Kitchen · 11'4" × 9' ·
Main Floor	Living Room · 15'10" × 13'7" ·
2nd Floor	Bedroom · 10'11" × 9'10" ·
2nd Floor	Bedroom · 10'10" × 9'11" ·
2nd Floor	Bedroom · 14'7" × 9'11" ·
2nd Floor	Family Room · 14'7" × 13'8" ·
2nd Floor	Laundry · 8'1" × 5'2" ·
2nd Floor	Bedroom - Primary · 8'1" × 5'2" ·
2nd Floor	Walk-In Closet · 10'11" × 10'9" ·
Basement	Bedroom · 13'3" × 10'8" ·
Basement	Bedroom · 10'8" × 9'9" ·
Basement	Kitchen · 12'5" × 6'2" ·
Basement	Laundry · 6'4" × 6'1" ·
Basement	Game Room · 20'1" × 10'10" ·
Basement	Other · 12' × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse
Interior Features:	Bidet, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recreation Facilities, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Barbecue, Dog Run, Lighting, Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Front Porch, See Remarks
Lot Features:	Back Yard, Close to Clubhouse, Corner Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-setonstone-row-se-calgary-a2349702/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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