

# \$919,000 - 67 Setonstone Row Se, Calgary

MLS® #A2260929

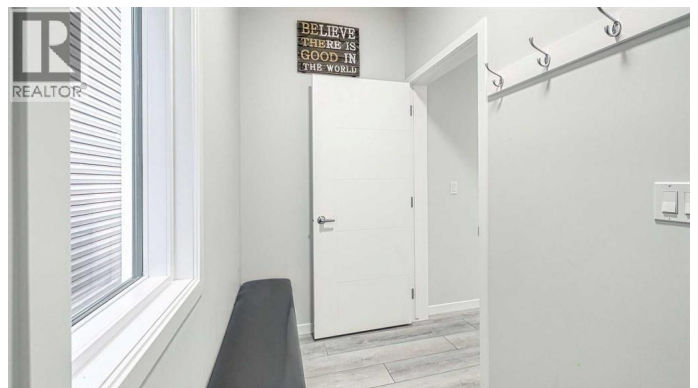
**\$919,000**

6 Bedroom, 5.00 Bathroom, 2,160 sqft

Single Family on 0.08 Acres

Seton, Calgary, Alberta

ATTENTION INVESTORS – Exquisite Residence with Legal Suite & Premium Finishes - Seller Motivated Price reduced for a quick sale - Discover sophistication in this almost brand new home, beautifully appointed with full landscaping that ensures a hassle-free property experience. Offering over 3,000 sq. ft. of meticulously designed living space, this residence features a fully legal basement suite, perfect for extended family or a lucrative rental opportunity. Boasting 6 spacious bedrooms plus a versatile Bonus Room that can serve as an additional bedroom or office, and 4.5 well-appointed bathrooms, this home effortlessly blends luxury, comfort, and functionality. The main floor impresses with soaring 10-foot ceilings, elegant vinyl flooring, and a cozy fireplace anchoring the open-concept layout. At its heart, the kitchen is a chef's dream, featuring quartz countertops, premium stainless steel appliances, a generously sized pantry, and a gas stove – ideal for daily living and entertaining alike. A bedroom at the foye includes a private 4-piece bathroom and separate entrance, perfect for a home office, guest suite, or potential rental space. Upstairs, you'll find three spacious bedrooms alongside a flexible bonus room, ideal for a home office or retreat. The primary suite shines with a 5-piece ensuite bathroom that includes double sinks and double closets. Another full 5-piece bathroom with quartz countertops and double sinks serves the upper



level. The fully developed legal basement suite stands out with 9-foot ceilings, two bedrooms, a full 4-piece bath, stainless steel appliances, spot lighting, and durable vinyl flooring – a thoughtfully designed space combining comfort and high rental income potential. Additional premium upgrades include: Triple-pane windows throughout for enhanced comfort and energy efficiency A \$4,000+ water softener system Two furnaces and two HVAC systems for optimal climate control Tankless water heater for the main floor and a 50-gallon water tank for the suite Front-attached garage with custom shelving and a 240V EV charger connection for electric vehicles Every detail has been expertly curated, blending timeless finishes with modern amenities to create a home that truly exceeds expectations. This isn't just a property – it's a lifestyle opportunity.

(id:6289)

Built in 2023

Essential Information

Listing #	A2260929
Price	\$919,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,160
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	67 Setonstone Row Se
Subdivision	Seton
City	Calgary
Province	Alberta

Postal Code T3M3S1

## Amenities

Amenities Park, Playground, Schools, Shopping  
Features Closet Organizers, No Smoking Home, Gas BBQ Hookup  
Parking Spaces 4  
Parking Attached Garage, Parking Pad  
# of Garages 2

## Interior

Appliances Refrigerator, Water softener, Cooktop - Gas, Gas stove(s), Dishwasher, Microwave, Humidifier, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless  
Heating Other, Forced air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Has Basement Yes  
Basement Separate entrance, Suite

## Exterior

Exterior Concrete, Vinyl siding  
Construction Poured concrete, Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office CIR Realty



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Listing information last updated on October 15th, 2025 at 9:01am PDT