

## 55 Setonstone Landing SE Calgary, Alberta

MLS # A2223999



# \$699,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, Pantry, Tankless Hot Water		

**Inclusions:** Basement Kitchen Appliances , Washer and Dryer

LUXURY, COMFORT, & UNBEATABLE INVESTMENT POTENTIAL! Discover a truly rare opportunity to own a stunning, upgraded home in the heart of Seton—Calgary's most vibrant and rapidly growing community! This 1,821 sq. ft. masterpiece is meticulously designed for modern living. Step inside to a home loaded with high-end upgrades throughout. The designer kitchen is a chef's dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceiling—a perfect blend of functionality and luxury. The open-concept living space is highlighted by a stunning accent TV wall, ideal for cozy nights. Your primary bedroom is a true retreat with a spa-like 4-piece ensuite, offering a private sanctuary to unwind. But that's not all! This home features a FULLY LEGAL, 2-bedroom basement legal suite with existing tenants, making it an incredible investment property or immediate mortgage helper! Outside, enjoy your fenced and professionally landscaped yard, complete with a 10x10 deck, perfect for entertaining or relaxing. Nestled in Seton, you're just minutes from the South Health Campus (Seton Hospital), the world's largest YMCA, abundant shopping, diverse dining, top-rated schools, and beautiful parks. With easy access to major roadways and public transit, everything you need is right at your doorstep. Don't miss this one-of-a-kind home! Schedule your private showing today and experience the Seton lifestyle!