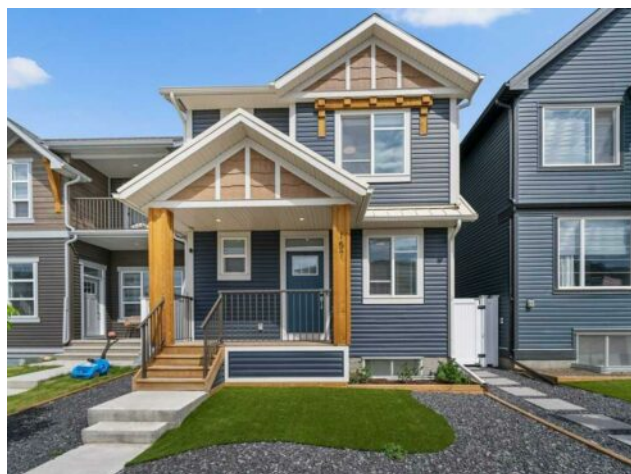


157 Setonstone Green SE
Calgary, Alberta

MLS # A2226558



\$759,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Other, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		
Inclusions:	N/A		

A fantastic opportunity awaits in the vibrant community of Seton with this fully upgraded 2 storey detached home featuring a builder-developed LEGAL basement suite with a private side entrance. Whether you're an investor looking for strong rental potential or a family wanting more, this versatile property offers the best of both worlds. Inside, the main floor showcases luxury vinyl plank flooring, high ceilings, upgraded lighting, and a fresh, neutral palette. A front office/den provides the perfect space to work from home. The open-concept main living area includes a bright dining space, cozy living room with gas fireplace, and a beautifully upgraded kitchen with full-height cabinetry, quartz countertops, custom backsplash, and smart stainless steel appliances—including a cooktop, smart oven, range hood, and a smart fridge with screen. Four-panel patio doors lead to a 10x16 deck and a fully fenced, low-maintenance yard with artificial grass in both the front and back, creating a perfect retreat for busy families or tenants. The vinyl privacy fencing ensures separate enjoyment of outdoor space for both suites. Upstairs features 3 generous bedrooms, including a relaxing primary suite with a tiled walk-in shower, dual sinks, and walk-in closet. A central bonus room, full bathroom, and upper-level laundry provide added comfort and convenience. The lower level offers a fully separate 2-bedroom, 1-bathroom legal suite, equipped with a full kitchen (quartz countertops, French-door fridge), in-suite laundry, and a private living space. Additional upgrades include air conditioning, humidifier, window coverings (blinds), smart appliances, and a drywalled and insulated double detached garage. Decorative upgrades such as accent walls, custom paneling, and wallpaper give the home an elevated, designer feel. Located just minutes from the South Health

Campus, Seton YMCA, schools, shops, restaurants, and major roadways, this home is perfectly positioned for convenience and long-term value. Whether you're looking to invest or offset your mortgage, this turn-key property is a must-see!