

# \$729,900 - 61 Setonstone Green Se, Calgary

MLS® #A2249745

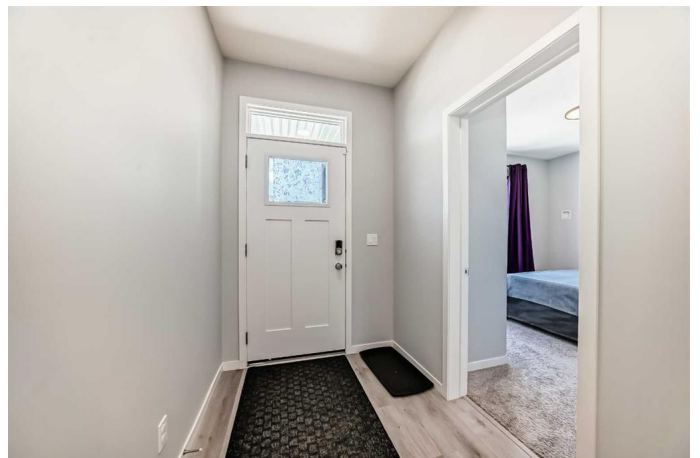
**\$729,900**

6 Bedroom, 4.00 Bathroom, 1,800 sqft  
Residential on 0.01 Acres

Seton, Calgary, Alberta

Welcome to this beautifully upgraded detached home with a fully legal 2-bedroom basement suite in the vibrant community of Seton. The legal suite features a private entrance, separate laundry, full kitchen, and spacious layout—ideal for rental income or multi-generational living. The main floor includes a bedroom and a full bath. The upgraded kitchen boasts stainless steel appliances, quartz countertops with Xpel Film protection with warranty, extra-wide drawers, and a custom island. Additional upgrades include central air conditioning, premium bathtubs, medicine cabinets, walk-in closet shelving, 10mm underlay carpet, designer lighting, and 4K LED fixtures throughout. Upstairs offers 3 bedrooms, a bonus room, and the convenience of upper-level laundry. The oversized garage features built-in shelving on all sides. The fully finished legal basement suite mirrors the quality of the main home, featuring its kitchen upgrades and an 8-year Xpel Film warranty. This move-in-ready home blends quality, comfort, and investment, minutes from the YMCA, Cineplex, South Health Campus, major shopping, and a variety of dining options. It's also only minutes from the HOA, which features a splash park, skating area, Hockey rink, tennis courts, and gardens. Book your private showing today and make this exceptional property yours!

Built in 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249745    |
| Price          | \$729,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,800       |
| Acres          | 0.01        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 61 Setonstone Green Se |
| Subdivision | Seton                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 3R9                |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 3                                          |
| Parking        | Garage Door Opener, Double Garage Detached |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)                                                                                     |
| Appliances        | Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | Central Air                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full, Suite                                                                                                                          |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 57                |
| Zoning         | R-G               |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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