

# \$759,999 - 157 Setonstone Green Se, Calgary

MLS® #A2226558

**\$759,999**

5 Bedroom, 4.00 Bathroom, 1,835 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

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!

Built in 2023

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226558    |
| Price          | \$759,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,835       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 157 Setonstone Green Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3S1                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air, Other, Full   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Other |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 2              |
| Zoning         | R-G            |

### **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.