

# \$749,900 - 88 Setonstone Gardens Se, Calgary

MLS® #A2238930

**\$749,900**

6 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

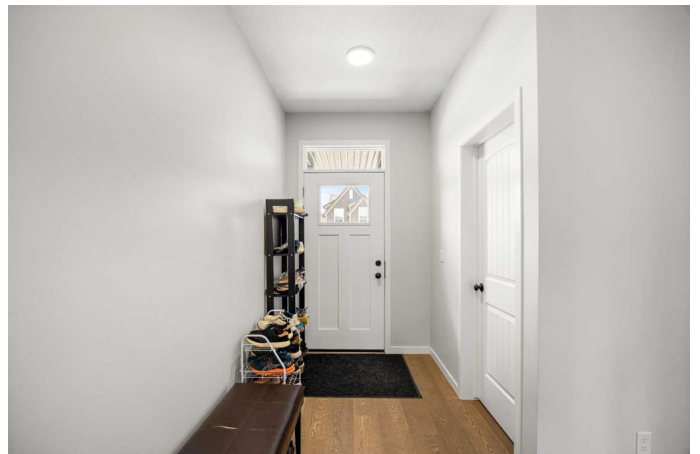
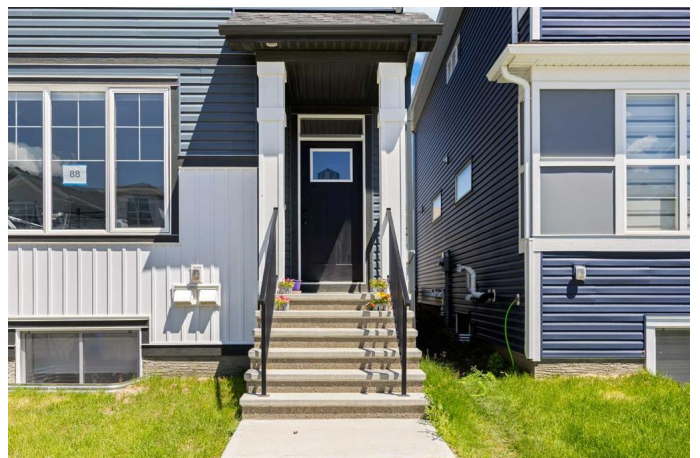
Modern Comfort Meets Smart Investment â€“  
2024-Built Home with LEGAL Basement Suite  
in Seton!

Discover the perfect blend of functionality, style, and income potential in this brand-new 2024-built 2-storey detached home located in the vibrant, amenity-rich community of Setonâ€”just minutes from the South Health Campus, the worldâ€™s largest YMCA, shopping, dining, and future LRT access.

The main level welcomes you with 9â€™™ ceilings and durable vinyl plank flooring throughout. Enjoy the bright open-concept layout with a spacious Living Room and Dining Area, perfect for family gatherings or entertaining guests. The modern Kitchen is finished with quartz countertops, stainless steel appliances, and a central island with eating barâ€”plus direct access to the back deck for easy outdoor living.

Completing the main floor is a full Bedroom and 4-piece Bathroomâ€”providing ideal flexibility for guests, multigenerational living, or a dedicated home office.

On the upper level, the Primary Bedroom includes a walk-in closet and private ensuite. Two additional Bedrooms, a full Bathroom, and a convenient Laundry Room with storage complete the upper level. All bathrooms are finished with stylish quartz countertops for a



cohesive modern look.

The legal basement suite comes with its own separate entrance, and includes 2 Bedrooms, 1 full Bathroom, a full Kitchen, comfortable Living Area, and in-suite Laundryâ€”ideal as a mortgage helper or rental unit.

The backyard is landscaped and includes a parking pad with back lane accessâ€”perfect for future garage development.

A smart choice for homeowners and investors alikeâ€”offering comfort, space, and long-term potential in one of Calgaryâ€™s most promising new communities.

Built in 2024

**Essential Information**

MLS® #	A2238930
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,794
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	88 Setonstone Gardens Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W1

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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