

\$631,529 - 31 Setonvista Way Se, Calgary

MLS® #A2255999

\$631,529

3 Bedroom, 3.00 Bathroom, 1,627 sqft
Single Family on 0.06 Acres

Seton, Calgary, Alberta

This beautiful brand-new home is located in Seton's newest area, Seton Ridge, and features 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement that awaits your imagination! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels. The main floor boasts expansive east-facing front windows allowing natural light to flood the living space all day long while ensuring optimal sunshine in the backyard during the evening. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a central island, a large corner pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan and built-in microwave as well as a gas-line for the range. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's™ imagination with 9' foundation



walls, a 200 amp panel, suite rough-ins in place and a private side entrance that provides direct access to the basement (suiting the basement would be subject to local municipality guidelines and approval). There is ample space for a generously sized living area, an additional bedroom, and a full bathroom if the additional space is needed for a larger family. The west-facing backyard has ample space for the family and leads to the double parking pad which can accommodate a detached garage if desired. This home comes with a bui lder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from the endless amenities in Seton and the South Calgary Health Campus, this property is the perfect family home or ideal for investors. **Please note photos are from a show home model and are not an exact representation of the property for sale. (id:6289)

Built in 2025

Essential Information

Listing #	A2255999
Price	\$631,529
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,627
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Setonvista Way Se
Subdivision	Seton
City	Calgary
Province	Alberta

Postal Code T0T0T0

Amenities

Amenities Park, Playground, Schools, Shopping
Features Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces 2
Parking Parking Pad

Interior

Appliances Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave, Hood Fan
Heating Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2

Exterior

Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Charles



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