

# \$599,900 - 128 Setonstone Manor Se, Calgary

MLS® #A2211482

**\$599,900**

2 Bedroom, 2.00 Bathroom, 941 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

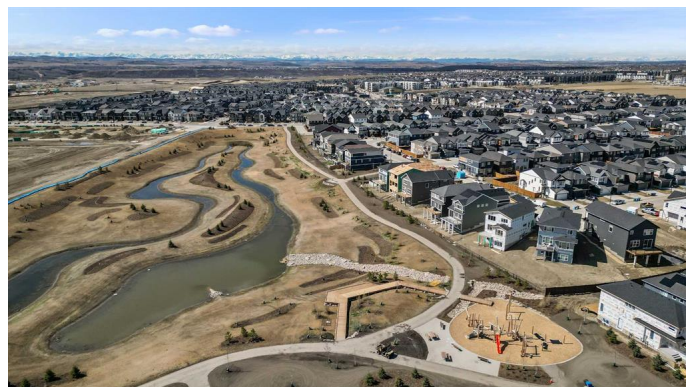
**\*\* OPEN HOUSE SAT & SUN 2:00 pm to 4:00 pm \*\* 2 BED / 2 BATH / SIDE ENTRY \*\*** I will tell you that this has to be a good deal!

Excellent custom-built "Brand NEW Cedarglen OPAL 30 Bungalow" - Not too many of these around below \$600,000! This home has been priced to sell... FAST! If you have been waiting for the right time... Here it is! First come, first served. This home has just about 940 sf of main floor living space; you can tell it's a proven layout! Bright, open, modern design with a large great room overlooking the kitchen and dining area! Luxury vinyl plank floors throughout - NO CARPETS! The Kitchen is another WOW detail - Classic white cabinets, pantry, 9 ceilings, central island with sink, lowered eating bar, and stainless steel appliances - gas stove. Very Hot ... It is an extra-large primary bedroom with a full ensuite and soaker tub. The basement is unfinished - ready for your handy work! Could you check it out now? A must-see Home!! Please feel free to call your friendly REALTOR(R) to view - QUICK possession date.



## 128 SETONSTONE MANOR SE

REGD. MEASUREMENTS (COUNCIL OF REALTORS)  
MAIN LEVEL (AG) - 941.13 Sq Ft / 87.43 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 941.13 Sq Ft / 87.43 m<sup>2</sup>  
UNDEVELOPED BASEMENT AREA (BG) - 941.13 Sq Ft / 87.43 m<sup>2</sup>  
TOTAL AG+BG AREA - 1882.26 Sq Ft / 174.86 m<sup>2</sup>



Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2211482  |
| Price     | \$599,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 941         |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 128 Setonstone Manor Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2X3                 |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Dog Park   |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Lighting                      |
| Lot Description   | Level, Rectangular Lot, Views |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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