



## 31 Setonvista Way SE Calgary, Alberta

MLS # A2255999



\$631,529

Division:	Seton				
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,627 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Parking Pad				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard, Interior Lot, Private, Rectangular Lot				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

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

