

**114 Setonvista Grove SE**  
**Calgary, Alberta**

**MLS # A2313226**



**\$580,850**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

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

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Introducing the Oak Plan by Brookfield Residential - a beautifully designed, brand-new semi-detached home located in the emerging community of Seton Ridge. Offering nearly 1,700 sq. ft. of thoughtfully developed living space above grade, this stylish right-side duplex combines modern finishes, everyday functionality, and future potential with 3 bedrooms, 3 bathrooms, and an undeveloped basement ready for your imagination. Step inside to a bright and inviting main floor designed for both entertaining and daily living. The open-concept layout seamlessly connects the kitchen, dining area, and great room, creating a warm and functional gathering space. At the heart of the home is a stunning gourmet kitchen featuring a built-in oven and microwave, gas cooktop, chimney hood fan, ample cabinetry, and a spacious pantry for added storage. The great room is anchored by a cozy fireplace, while knockdown ceilings and upgraded railing from the main to upper level add a polished modern touch throughout. A stylish 2-piece powder room with upgraded vanity completes the main level. On the upper level, a centrally located bonus room provides valuable additional living space, perfect for a media room, home office, or play area. The primary suite offers a relaxing retreat complete with a walk-in closet and a beautifully appointed 4-piece ensuite featuring dual sinks and a tiled shower with niche. Two additional bedrooms, another full 4-piece bathroom, and a convenient upper-level laundry room complete the upper floor. The undeveloped basement offers exceptional flexibility for future development, with rough-ins already in place and an upgraded 200 AMP electrical panel supporting future possibilities. Outside, the home offers excellent curb appeal, along with a gas line for your BBQ to enhance outdoor living. Ideally positioned across from open green space and within walking

distance to a future school, this location is perfectly suited for growing families. Seton Ridge offers the perfect balance of nature and urban convenience, with scenic parks, pathways, and environmental reserve areas all nearby. Residents enjoy easy access to the amenities of Seton, including the South Health Campus, Seton YMCA, shopping, dining, entertainment, and more. With both Alberta New Home Warranty and Brookfield's builder warranty, you can purchase this stunning new home with confidence and peace of mind.