

# \$699,900 - 55 Setonstone Landing Se, Calgary

MLS® #A2223999

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

**LUXURY, COMFORT, & UNBEATABLE**

**INVESTMENT POTENTIAL!** Discover a truly rare opportunity to own a stunning, upgraded home in the heart of Seton—Calgary's most vibrant and rapidly growing community!

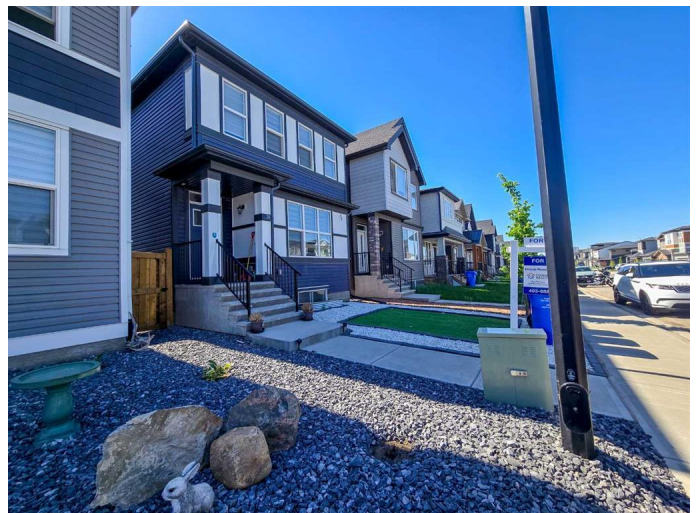
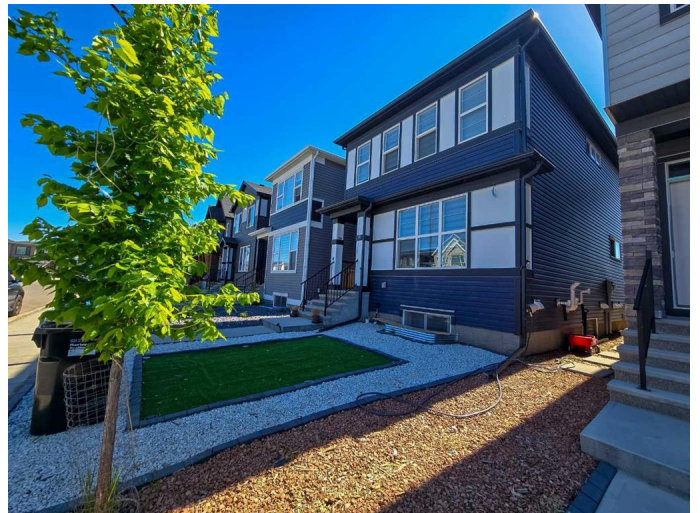
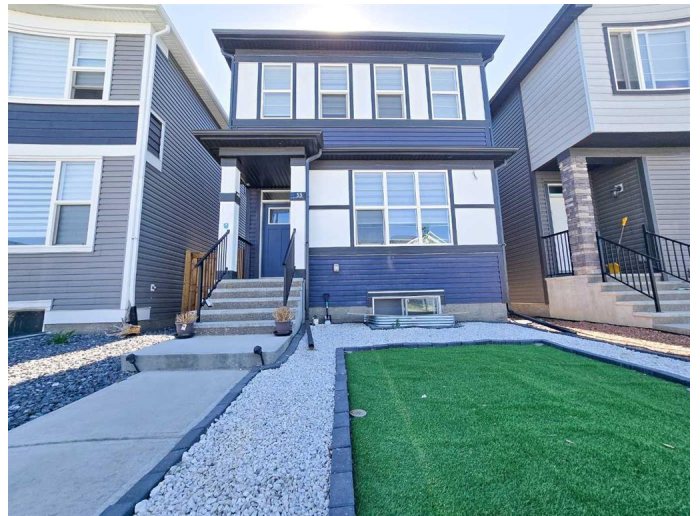
This 1,821 sq. ft. masterpiece is meticulously designed for modern living. Step inside to a home loaded with high-end upgrades throughout. The designer kitchen is a chef's dream, boasting gleaming granite countertops, a gas range, upgraded stainless steel appliances, and elegant cabinet crown molding extending to the ceiling—a perfect blend of functionality and luxury.

The open-concept living space is highlighted by a stunning accent TV wall, ideal for cozy nights. Your primary bedroom is a true retreat with a spa-like 4-piece ensuite, offering a private sanctuary to unwind.

But that's not all! This home features a **FULLY LEGAL**, 2-bedroom basement legal suite with existing tenants, making it an incredible investment property or immediate mortgage helper!

Outside, enjoy your fenced and professionally landscaped yard, complete with a 10x10 deck, perfect for entertaining or relaxing.

Nestled in Seton, you're just minutes from the South Health Campus (Seton Hospital), the world's largest YMCA, abundant shopping, diverse dining, top-rated schools, and beautiful parks. With easy access to major roadways and public transit, everything you need is right



at your doorstep.  
Don't miss this one-of-a-kind home! Schedule your private showing today and experience the Seton lifestyle!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223999    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,821       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 55 Setonstone Landing Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3J7                  |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, Pantry, Tankless Hot Water                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Forced Air, Natural Gas               |
| Cooling      | Central Air                           |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 90             |
| Zoning         | R-G            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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