

# \$993,935 - 107 Setonvista Grove Se, Calgary

MLS® #A2202061

**\$993,935**

4 Bedroom, 4.00 Bathroom, 2,484 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

The 'Columbia 24' is a brand-new home built by Brookfield Residential, featuring a fully finished WALKOUT basement! With 3 living areas, a home office, games area, 4 bedrooms and 3.5 bathrooms this home is perfect for a growing family or those looking to upgrade with more space in Seton Ridge! The main level has been beautifully finished with a gourmet kitchen that includes a chimney hood fan, built-in microwave and gas range. The open-concept main level features the kitchen overlooking the dining and living rooms, creating the perfect space for entertaining. An oversized 23.5'x10' deck spans the entire width of the back of the home - creating the perfect outdoor living space to capture sunshine from your south-facing backyard. This ideal exposure ensures that natural light pours through the main living space all day long - including creating a bright office space for those that work from home. The large mud room off of the double attached garage leads through the pantry and into the kitchen for everyday convenience of unloading groceries and keeping an organized space. A two piece bathroom and large foyer with a walk-in closet complete the main level. The upper level offers plenty of space for the family to enjoy, with a central bonus room separating the primary retreat from the secondary bedrooms. The primary suite is at the rear of the home and features large south-facing windows. A full 5-pc ensuite, including dual sinks, a soaker tub, a walk-in shower, and a walk-in closet



completes the room. Two more generous bedrooms each with their own walk-in closets, a 5-pc bathroom with dual sinks and a private water closet and a conveniently located laundry room round out the upper level. The fully developed walkout basement has 9' ceilings and a large recreation space, games area, bedroom and full bathroom as well as plenty of additional storage space. The Alberta New Home Warranty, as well as the builder's warranty, allows you to purchase this brand-new home with peace of mind. \*\*Photos are taken from a show home and do not represent the exact property for sale.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202061    |
| Price          | \$993,935   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,484       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 107 Setonvista Grove Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3L8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard                       |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 21               |
| Zoning         | R-G              |
| HOA Fees       | 1                |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.