

# \$785,000 - 62 Setonstone Passage Se, Calgary

MLS® #A2237232

**\$785,000**

3 Bedroom, 3.00 Bathroom, 2,297 sqft

Residential on 0.10 Acres

Seton, Calgary, Alberta

This beautifully designed Jayman built home offers the perfect blend of high-end finishes, thoughtful custom upgrades, and energy efficient features—all located in the vibrant and amenity-rich community of Seton. Inside, the home offers a bright and airy open concept layout enhanced by floor to ceiling windows, luxury vinyl plank flooring throughout, and quartz countertops that combine elegance with everyday durability. The chef-inspired kitchen showcases high end appliances, a custom designed hood fan, and a spacious walk-in butler's pantry, offering both function and flair. The main living area is anchored by a sleek fireplace with custom mantle, thoughtfully designed as a double-sided feature shared with a cozy den or home office, bringing warmth and ambiance to both spaces. A half bath is conveniently tucked away on the main level.

Upstairs, enjoy three spacious bedrooms, a full bathroom, and a bonus room ideal for relaxing or entertaining. The showstopper, however, is the incredible primary suite -A true luxury retreat. This expansive space features a seating area and an ultra upgraded 5-piece ensuite with dual vanities, a deep soaker tub framed in designer tile, a large tiled shower, and a TV for next level relaxation. Inside the ensuite, you'll also find his and hers walk-in closets, a dedicated makeup vanity, and a separate toilet area, combining both indulgence and everyday practicality in one stunning space.



The basement is framed and ready for future development, with a bathroom already roughed in. Outside, the landscaped yard offers year-round enjoyment with a composite deck, permanent Govee exterior lighting, a powered gazebo, and a storage shed. The attached garage is heated and includes built-in ceiling storage and cabinets for optimal organization. This home offers convenient access to the South Health Campus, YMCA, schools, restaurants, shopping, and everyday services. A future HOA facility being designed to elevate your lifestyle with amenities such as a skating rink, splash pad, tennis and basketball courts, fire pits, a cafe, and bookable indoor spaces for events like birthdays or private gatherings- Set to open late summer 2025. From solar panels(6) and hot water on demand to luxury finishes throughout, this home delivers unmatched value in a prime location—truly a must see!

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237232    |
| Price          | \$785,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,297       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                          |
|---------|--------------------------|
| Address | 62 Setonstone Passage Se |
|---------|--------------------------|

|             |         |
|-------------|---------|
| Subdivision | Seton   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3m 3G3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless Water Heater                            |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Electric, Living Room, Den, Double Sided                                                                                                    |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting, Storage                                  |
| Lot Description   | Back Yard, Landscaped, Gazebo, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding                                       |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 52             |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

Listing Details

Listing Office                      eXp Realty

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