

\$669,900 - 125 Setonvista Gate Se, Calgary

MLS® #A2265027

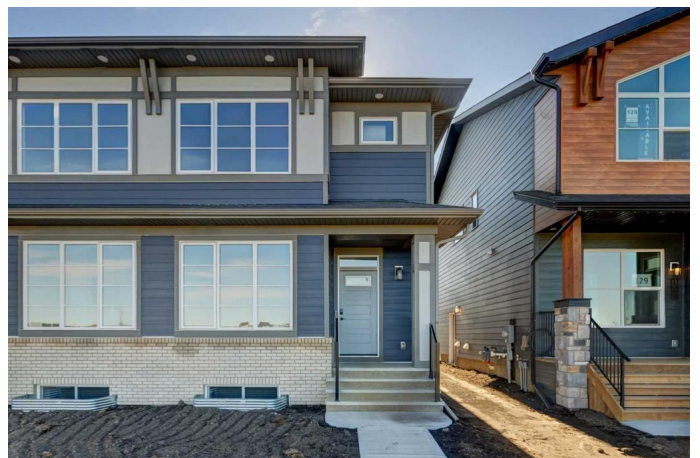
\$669,900

5 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Move into your BRAND NEW home for Christmas! This gorgeous half duplex—the LOTUS by Excel Homes—is ready for quick possession and perfectly situated in SETON RIDGE, Calgary’s newest urban hub directly south of Seton with sweeping views of the Bow River Valley. Here, you’ll enjoy the natural beauty of vast prairie landscapes balanced by a vibrant modern setting just minutes from the bustling Seton Urban District with its restaurants, theatres, shopping, and essential services. Residents will love access to the SHOA Club, a 14,000 sq. ft. recreation facility featuring a splash park, skating rinks, tennis, basketball, and pickleball courts along with year-round activities. The community also offers parks, trails, and an environmental reserve designed for active living. The Lotus offers an open, functional layout designed for connection and comfort. At the front of the home is a versatile flex room that can be used as a home office or playroom. Toward the rear, the upgraded Level 2 kitchen boasts a corner pantry and flows seamlessly into the bright dining nook and great room, where a full-height electric fireplace creates a warm, inviting focal point. Upstairs, an elegant black metal spindle railing leads to a central bonus room with a vaulted ceiling, along with a convenient laundry area and a full secondary bathroom. The primary suite features a walk-in closet and an ensuite with dual sinks, generous storage, and a calming retreat for unwinding after a long day. Two additional



bedrooms complete the upper floor. This Lotus also includes a fully LEGAL 2-bedroom basement suite, offering the potential for valuable rental income. This home comes with a 20 x 20 gravel parking pad, gravel to side yard & sod to front yard. There is also a gas line to the bbq at the rear. With over 35 years of experience, more than 15,000 homes built, and 75 awards for design and industry excellence, Excel Homes continues to deliver quality, innovation, and peace of mindâ€”making the LOTUS a truly smart choice for your next move.

Built in 2025

Essential Information

MLS® #	A2265027
Price	\$669,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,760
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	125 Setonvista Gate Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4H6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line, Other, Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Zoning	R-Gm
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.