# **\$1,116,900 - 166 Setonstone Green Se, Calgary**

MLS® #A2149978

## \$1,116,900

3 Bedroom, 4.00 Bathroom, 2,268 sqft Residential on 0.08 Acres

Seton, Calgary, Alberta

#### \*\*SHOW HOME

ALERT!\*\*LEASEBACK\*\*VERIFIED Jayman BUILT Show Home! \*\* Great & rare real estate investment opportunity\*\*Start earning money right away\*\*Jayman BUILT will pay you monthly 6% (annual) rate return to use this home as their full time show home\*\*PROFESSIONALLY DECORATED with all of the bells and whistles you will immediately be impressed by Jayman BUILT's brand new "JAKE 26" Signature Home located in the the highly walkable and sought after community of Seton. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, than this is the home for you! Immediately fall in love as you enter, offering over 3000+SF of true craftsmanship and beauty! Luxurious hardwood flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel KitchenAid built-in appliance package with a 36" gas cook top, counter depth refrigerator with French door with internal water & ice maker, built-in microwave and 30" built-in wall oven. An amazing 2 storey floor plan with a MAIN FLOOR OFFICE, quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and centre island that overlooks the amazing living area with a lovely 10x8 patio door that open up nicely to your 12x12 covered patio with feature gas fireplace. The upper level offers you an abundance of







space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in closet offering a lovely amount of space. A stunning centralized Bonus room with vaulted ceilings separating the Primary wing with the the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. The FULLY FINISHED BASEMENT IS WHERE ALL THE FUN & EXCITEMENT HAPPENS! DISCOVER A HIDDEN ROOM WITH FIREPLACE, games and media area with wet bar and half bath. Truly unique and one of a kind! ADDITIONAL FEATURES: professionally designed color palette, open to above at front entry with 20ft ceiling, Air conditioning, window coverings and wallpaper included (The wallpaper is amazing!!). This lovely home presenting the Farmhouse Elevation has been completed in Jayman's PLUS Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions. Terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. Enjoy New urbanity, welcome to Seton!

Built in 2022

#### **Essential Information**

MLS® # A2149978 Price \$1,116,900

Bedrooms 3
Bathrooms 4.00
Full Baths 2

Half Baths 2

Square Footage 2,268
Acres 0.08
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 166 Setonstone Green Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3S1

#### **Amenities**

Amenities Playground, Park

Parking Spaces 4

Parking Double Garage Attached, Enclosed, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s), Quartz Counters

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer, Wine Refrigerator, Built-In Oven, Tankless

Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Other

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stone, Wood Frame, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed July 16th, 2024

Days on Market 277
Zoning R-G
HOA Fees 375
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

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