

# \$1,088,888 - 174 Setonstone Green Se, Calgary

MLS® #A2256454

**\$1,088,888**

4 Bedroom, 3.00 Bathroom, 2,350 sqft  
Residential on 0.08 Acres

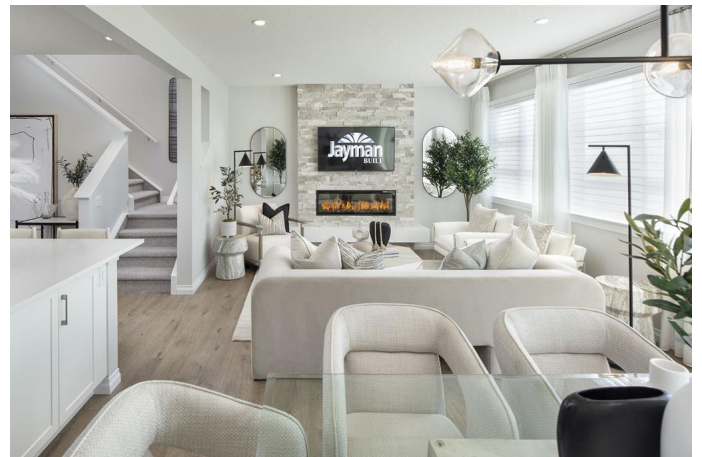
Seton, Calgary, Alberta

Welcome to your dream home in the highly walkable, sought-after community of Seton! From the moment you step inside, youâ€™ll fall in love with the craftsmanship, style, and thoughtful design of this brand-new, never-lived-in Jayman â€œKarma 24â€ Showhome.

This impressive 4-bedroom, 3-bathroom home offers the perfect balance of beauty and functionality. On the main floor, youâ€™ll find a versatile bedroom (or office) alongside a full bathroom â€” ideal for guests or multi-generational living. The open-concept design is anchored by a gourmet kitchen featuring elegant quartz countertops, stainless steel appliances (French-door refrigerator with water & ice, built-in microwave, and electric range), a spacious centre island, and a walk-through pantry. The living area flows seamlessly to the backyard with a deck overlooking the park â€” a perfect space to relax or entertain.

Upstairs, the luxurious Primary Suite boasts dual vanities, a soaker tub, stand-alone shower, and a spacious walk-in closet. A vaulted bonus room separates the primary wing from the additional bedrooms, creating privacy and flexibility for family living.

This home is also Net Zero Certified â€” designed, modelled, and constructed to be as energy efficient as possible, producing as



much energy as it consumes over the course of a year. With solar panels, triple-pane windows, heat pump technology, EV charging rough-in, smart home automation, UV air purification, and more, you'll enjoy a healthier, more sustainable lifestyle while saving on energy costs.

Additional perks include professional design touches (custom window coverings and wallpaper), completed landscaping, and a rear deck "making this truly move-in ready. The basement has been developed on the bottom of the stairs leaving an open canvas for you to build the basement of your dreams.

There's even a side entrance should you choose to add a secondary suite (subject to city approval). Best of all, because you're purchasing a resale showhome, there's no GST on this sale

Built in 2023

### Essential Information

MLS® #	A2256454
Price	\$1,088,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,350
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	174 Setonstone Green Se
Subdivision	Seton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M3S1

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, ENERGY STAR Qualified Appliances
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Natural Gas, Heat Pump, Humidity Control, See Remarks, Solar
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Lighting, Other, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Argos Realty
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