

\$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

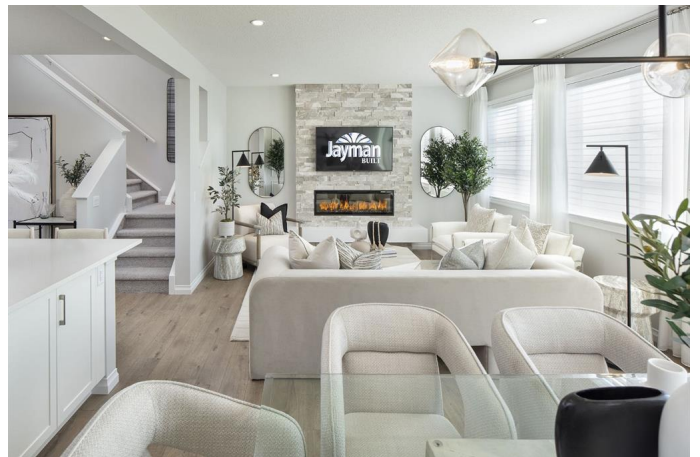
Seton, Calgary, Alberta

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, youâ€™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 â€” 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. Thereâ€™s even a side entrance should you choose to add a secondary suite. Best of all, because youâ€™re purchasing a resale showhome, thereâ€™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	ENERGY STAR Qualified Equipment, Natural Gas, High Efficiency, 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	3
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Argos 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.