\$959,900 - 27 Setonvista Grove Se, Calgary

MLS® #A2241235

\$959,900

5 Bedroom, 4.00 Bathroom, 2,229 sqft Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome to the brand-new â€~Purcell 24' by Brookfield Residential, featuring a fully legal 1-bedroom basement suite and available for possession this year! Situated in the vibrant new community of Seton Ridge, this stunning, fully finished home offers nearly 3,000 square feet of developed living space over three levels, with 5 bedrooms (4 upstairs and 1 in the basement) and 3.5 bathrooms. The open-concept main floor is thoughtfully designed for both everyday living and entertaining. The kitchen is a true showpiece, featuring two-tone cabinetry in rich maple and crisp white shaker finishes, complemented by light luxury vinyl plank flooring throughout â€" ideal for families with children or pets. A suite of upgraded appliances, including a gas range, built-in microwave, and sleek range hood, elevate the space, while a walk-through pantry adds function, connecting the kitchen to the mudroom and double attached garage for added convenience. Natural light floods the spacious living and dining areas through a wall of windows that overlook the backyard, and a large deck spans the entire width of the home, creating the perfect space to relax outdoors. A stylish 2-piece powder room completes the main level. Upstairs, a central bonus room separates the primary suite from the additional bedrooms, offering privacy and flexibility for a growing family. The luxurious primary retreat features a bright front-facing wall of windows and a 5-piece ensuite with dual sinks, a soaker tub, and a walk-in shower. Three more







generously sized bedrooms, a full 4-piece bathroom, and an upstairs laundry room complete the upper level. The walk-out basement is fully developed with a legal 1-bedroom suite, making it an excellent mortgage helper or ideal for multigenerational living. The suite includes its own kitchen, living area, laundry, 4-piece bathroom, and separate mechanical systems. Set in Seton Ridge, a new community where nature meets city convenience, this home is close to pathways, parks, and all major amenities. Plus, it comes with Alberta New Home Warranty and Brookfield's builder warranty, giving you peace of mind with your new home investment. **Please note: Property is under construction, photos are from a show home model and exact finishes will vary.

Built in 2025

Essential Information

MLS® # A2241235 Price \$959,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,229 Acres 0.07

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 27 Setonvista Grove Se

Subdivision Seton

City Calgary

County Calgary
Province Alberta
Postal Code T3M 3L8

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 104
Zoning R-G
HOA Fees 375
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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.