

# \$631,529 - 31 Setonvista Way Se, Calgary

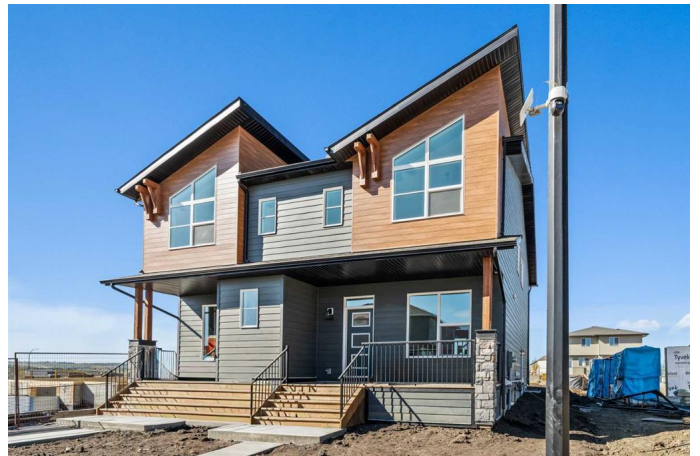
MLS® #A2255999

**\$631,529**

3 Bedroom, 3.00 Bathroom, 1,627 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

This beautiful brand-new home is located in Seton's newest area, Seton Ridge, and features 3 bedrooms, 2.5 bathrooms, two distinct living areas, and a full basement that awaits your imagination! The 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 1,700 square feet of thoughtfully developed living space spread over two levels. The main floor boasts expansive east-facing front windows allowing natural light to flood the living space all day long while ensuring optimal sunshine in the backyard during the evening. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height cabinetry, a central island, a large corner pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan and built-in microwave as well as a gas-line for the range. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The basement is ready for the new owner's™ imagination with 9' foundation



walls, a 200 amp panel, suite rough-ins in place and a private side entrance that provides direct access to the basement (suiting the basement would be subject to local municipality guidelines and approval). There is ample space for a generously sized living area, an additional bedroom, and a full bathroom if the additional space is needed for a larger family. The west-facing backyard has ample space for the family and leads to the double parking pad which can accommodate a detached garage if desired. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from the endless amenities in Seton and the South Calgary Health Campus, this property is the perfect family home or ideal for investors. \*\*Please note photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255999               |
| Price          | \$631,529              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,627                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 31 Setonvista Way Se |
|---------|----------------------|

|             |         |
|-------------|---------|
| Subdivision | Seton   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T0T 0T0 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer                                                     |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric                                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                 |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Wood Frame                                                   |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 50                   |
| Zoning         | RG                   |
| HOA Fees       | 375                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

Listing Office

Charles

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