

# \$714,578 - 133 Setonvista Gate Se, Calgary

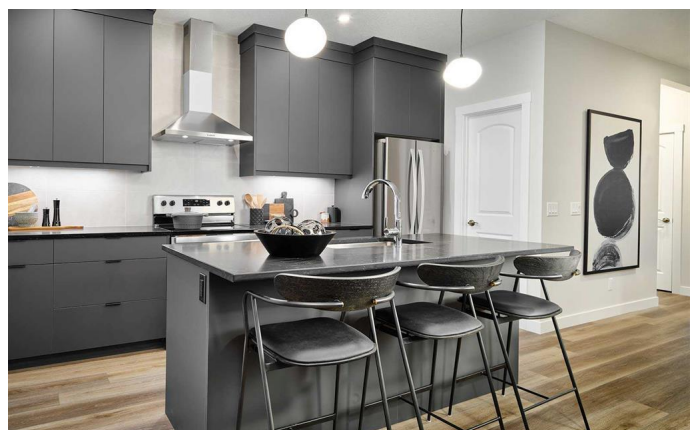
MLS® #A2202058

**\$714,578**

4 Bedroom, 4.00 Bathroom, 1,642 sqft  
Residential on 0.09 Acres

Seton, Calgary, Alberta

This beautiful brand-new home has been intelligently designed to offer 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, a fully legal 1-bedroom basement suite and is situated on a large corner lot! Located in desirable Seton Ridge, the 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive north-facing front windows that overlook a green space / future school site. 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 large central island, a pantry, and a complete suite of stainless-steel appliances, including a chimney-style hood fan, gas range and built-in microwave. 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 fully legal basement suite is ready for occupancy after possession and is accessed by its own private side entrance. It includes its own mechanical system, a full



kitchen, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundryâ€”ideal for multi-generational living or as a potential rental for added income. The backyard of this corner lot that spans nearly 4,000 square feet, has ample space to accommodate a double detached garage with plenty of additional outdoor living space. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. \*\*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® #	A2202058
Price	\$714,578
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	133 Setonvista Gate Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.