

# \$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 *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 – 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	12
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.