



THE
A-TEAM

**RE/MAX
FIRST**

175 HOTCHKISS Manor, Calgary T3S 0G5

MLS® #: **A2126574**

Area: **Hotchkiss**

Listing Date: **04/25/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,230 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,365**
Low Sqft:
Ttl Sqft: **2,365**

DOM

24

Layout

Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 10`5"
Kitchen	Main	12`10" x 10`6"
Laundry	Upper	6`4" x 5`11"
Bedroom	Upper	11`6" x 10`4"
Bedroom	Upper	12`7" x 9`3"
4pc Bathroom	Main	9`1" x 4`11"
5pc Bathroom	Upper	12`2" x 5`7"

Room	Level	Dimensions
Living Room	Main	14`1" x 12`6"
Bonus Room	Upper	13`4" x 12`4"
Bedroom - Primary	Upper	15`1" x 12`7"
Bedroom	Upper	10`3" x 9`3"
Bedroom	Main	12`1" x 9`2"
5pc Ensuite bath	Upper	11`2" x 9`11"
Walk-In Closet	Upper	9`11" x 6`8"

Foyer	Main	8`6" x 6`0"	Pantry	Main	9`3" x 7`9"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		TBD			
Legal Desc:		2311932			
			Remarks		
Pub Rmks:		Welcome to The Legacy by Sterling Homes in Calgary! Step inside to be greeted by a sprawling floor plan that effortlessly accommodates a growing family or those who love to entertain. The open-concept living, dining, and kitchen areas create a welcoming and inviting atmosphere, while the separate family room provides a cozy retreat for movie nights or family gatherings. Indulge in the ultimate privacy and comfort with five spacious bedrooms, each offering ample closet space and natural light. The luxurious primary suite features a spa-like ensuite bathroom with a double vanity, and a walk-in closet that will accommodate even the most extensive wardrobe. This exceptional home boasts 3 full bathrooms, ensuring convenience and comfort for all residents. The heart of this home is the kitchen, a chef's dream come true. Featuring state-of-the-art appliances, quartz countertops, and a large island with seating, it offers the perfect space for cooking and entertaining. The adjacent dining area provides ample seating for family meals or intimate dinner parties. Upper floor laundry room for your convenience. A 2 Car attached Garage for secure parking. The home is situated in a desirable neighborhood.			
Inclusions:		N/A			
Property Listed By:		MaxWell Central			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









