



THE
A-TEAM

**RE/MAX
FIRST**

184 HOTCHKISS Way, Calgary T3S 0G5

MLS®#: **A2145598** Area: **Hotchkiss** Listing Date: **06/29/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,293 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,094**
 Low Sqft:
 Ttl Sqft: **2,094**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction:
Mixed
 Flooring:
Carpet,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 10`6"
2pc Bathroom	Main	5`9" x 6`2"
Dining Room	Main	10`0" x 11`0"
Pantry	Main	5`11" x 5`5"
5pc Ensuite bath	Upper	17`5" x 6`1"
Laundry	Upper	8`4" x 6`9"
4pc Bathroom	Upper	10`10" x 6`1"

Room	Level	Dimensions
Den	Main	10`0" x 12`7"
Living Room	Main	13`0" x 12`11"
Kitchen With Eating Area	Main	10`2" x 12`5"
Bedroom - Primary	Upper	16`0" x 12`1"
Walk-In Closet	Upper	6`1" x 6`7"
Bonus Room	Upper	12`1" x 16`9"
Bedroom	Upper	9`6" x 11`2"











