

## 184 HOTCHKISS Way, Calgary T3S 0G5

MLS®#: A2145598 **Hotchkiss** Listing 06/29/24 List Price: \$699,000 Area:

Status: Pending County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

2024 Abv Saft: Low Sqft:

3,293 sqft

Ttl Sqft: 2,094

Finished Floor Area

2,094

<u>Parking</u>

<u>DOM</u>

**Layout** 

Beds:

Baths:

Style:

6

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

**Back Yard** Lot Feat:

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** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`0" x 10`6"	Den	Main	10`0" x 12`7"
2pc Bathroom	Main	5`9" x 6`2"	Living Room	Main	13`0" x 12`11"
Dining Room	Main	10`0" x 11`0"	Kitchen With Eating Area	Main	10`2" x 12`5"
Pantry	Main	5`11" x 5`5"	Bedroom - Primary	Upper	16`0" x 12`1"
5pc Ensuite bath	Upper	17`5" x 6`1"	Walk-In Closet	Upper	6`1" x 6`7"
Laundry	Upper	8`4" x 6`9"	Bonus Room	Upper	12`1" x 16`9"
4pc Bathroom	Upper	10`10" x 6`1"	Bedroom	Upper	9`6" x 11`2"

Bedroom Upper 9`7" x 11`2"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 2311932

Remarks

Pub Rmks:

Welcome to your pristine, never-lived-in detached home, perfectly nestled in a serene neighborhood. This modern abode offers an ideal blend of style, functionality, and comfort, boasting a spacious layout designed to accommodate every aspect of contemporary living. Upon entry, you are greeted by an inviting main floor featuring a versatile flex room, perfect for a home office, guest suite, or entertainment area, catering to your evolving lifestyle needs. The seamless flow leads to an expansive living area, where natural light floods through large windows, illuminating the elegant interior finishes and high ceilings that enhance the sense of openness. The heart of this home is the kitchen, meticulously crafted with sleek cabinetry, premium appliances, and a generous island, ideal for culinary enthusiasts and casual gatherings alike. Adjacent is the dining area, offering a view of the backyard through sliding glass doors, creating a tranquil retreat for morning coffees or evening dinners. Upstairs, discover three well-appointed bedrooms, each designed with comfort in mind, featuring ample closet space and plush carpeting. The master suite exudes luxury with its private ensuite bath, featuring dual sinks and a spacious shower, providing a sanctuary for relaxation. Adding to its allure, this home includes a separate entrance to the basement, promising potential for additional living space or rental income opportunities, tailored to your individual needs. Don't miss your chance to make this exceptional residence your own.

Inclusions: None

Property Listed By: Five Star Realty

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













