



THE
A-TEAM

**RE/MAX
FIRST**

316 HOTCHKISS Drive, Calgary T3S0J7

MLS®#: **A2147596** Area: **Hotchkiss** Listing Date: **07/07/24** List Price: **\$710,000**
 Status: **Active** 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: **2,826 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

71
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s)**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 11`9"	Family Room	Main	13`4" x 11`3"
Living Room	Main	12`11" x 12`3"	Dining Room	Main	10`2" x 10`11"
2pc Bathroom	Main	5`3" x 4`11"	Bedroom - Primary	Upper	13`1" x 15`2"
Bedroom	Upper	9`3" x 14`6"	Bedroom	Upper	9`3" x 14`6"
5pc Ensuite bath	Upper	8`10" x 7`9"	4pc Bathroom	Upper	5`9" x 8`2"
Bedroom	Basement	11`8" x 8`10"	Bedroom	Basement	12`0" x 10`6"
Kitchen	Basement	12`4" x 13`10"	Living/Dining Room Combination	Basement	9`1" x 9`5"

4pc Bathroom

Basement

7`10" x 10`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311932

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this BRAND NEW house featuring 2 bedroom LEGAL SUITE, the main floor has 2 living areas. At the entrance, you're welcomed with a large living area with big windows, a center Kitchen with Chimney hood fan, an electric stove and a large kitchen island. Family area is right next to the dining area. Upstairs, this house has 3 bedrooms, 2 full bathrooms and a laundry area. Primary bedroom has its own large walk-in closet and a 5pc ensuite, the other 2 bedrooms share another full 4pc bathroom. Basement has a legal suite with 2 bedrooms, 4pc bathroom, a kitchen and a living area. Don't miss this out as this is not going to last longer.

Inclusions:

N/A

Property Listed By:

PREP Realty

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