



THE
A-TEAM

**RE/MAX
FIRST**

163 HOTCHKISS Manor, Calgary T3S 0J5

MLS®#: **A2151865** Area: **Hotchkiss** Listing Date: **07/25/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,264**
 Low Sqft:
 Ttl Sqft: **2,264**

DOM

53
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Level,Street Lighting,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`7" x 14`8"	Kitchen	Main	12`0" x 12`1"
Dining Room	Main	12`5" x 13`3"	Bedroom	Main	9`4" x 9`0"
4pc Bathroom	Main	9`3" x 5`4"	Bonus Room	Upper	16`11" x 16`1"
Bedroom - Primary	Upper	12`9" x 12`10"	5pc Ensuite bath	Upper	12`11" x 12`2"
Bedroom	Upper	9`1" x 14`7"	Bedroom	Upper	9`1" x 13`2"
4pc Bathroom	Upper	5`7" x 10`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to the stunning "Lansa" by Hopewell Residential in the desirable new community of Hotchkiss. This exceptional property offers a total of 2,269 sq. ft. of luxurious living space, featuring 4 spacious bedrooms and 3 modern bathrooms, making it the perfect haven for your family. This exquisite home boasts an upgraded kitchen layout with high-end finishes, including modern dark grey cabinets, sleek white quartz countertops, and an elegant Carrara marble style backsplash that wraps around the standalone hood fan, perfect for the home chef. The heart of this home is its stunning central entertainment space, complete with an electric fireplace and a beautiful open-to-above feature, creating a welcoming and sophisticated ambiance that's ideal for both entertaining and relaxing. The bright and airy feel is enhanced by the openwork railing and light, modern vinyl plank flooring, allowing natural light to flow freely throughout the home. Designed with large families or guests in mind, the main floor includes a versatile bedroom and a full bathroom. This flexible space can easily serve as a home office, a guest bedroom, or a perfect solution for multigenerational living, providing convenience and flexibility to meet your family's needs. Ascending to the upper level, you'll discover three additional spacious bedrooms, each designed to offer comfort and privacy. A bonus room overlooks the main floor, providing a perfect space for a family entertainment area, playroom, or additional lounge space. The upper level also features a luxurious primary bedroom, a true retreat with a lavish 5-piece ensuite. This spa-like bathroom includes a deep soaker tub, a separate shower, dual sinks, and elegant finishes, creating a serene and indulgent environment. Throughout the home, you'll find elegant quartz countertops and knockdown ceiling textures, adding a touch of sophistication to every room. The spacious bedrooms and thoughtfully designed bathrooms offer comfort and style, ensuring every family member has their own personal retreat. Additionally, the separate entrance and 9-foot foundation height provide an excellent opportunity for a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality), making this home both versatile and functional. The possibilities are endless, whether you want extra living space, a rental unit, or a private area for extended family. Don't miss out on this exceptional property that perfectly blends style, comfort, and practicality. Schedule a viewing today to experience the beauty and elegance of this Lansa home for yourself. Embrace a lifestyle of luxury and convenience in this stunning Hotchkiss residence, designed to match your lifestyle and exceed your expectations.

Inclusions:
Property Listed By:

N/A
Real Broker

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