



THE
A-TEAM

**RE/MAX
FIRST**

250 HOTCHKISS Manor, Calgary T3S0J8

MLS®#: **A2153733** Area: **Hotchkiss** Listing **07/30/24** List Price: **\$727,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 04-Sep** 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: **2,040**
 Low Sqft:
 Ttl Sqft: **2,040**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Flex Space	Main	7`11" x 10`1"
Great Room	Main	12`9" x 13`0"	Dining Room	Main	10`0" x 11`6"
Bedroom - Primary	Upper	12`6" x 15`3"	5pc Ensuite bath	Upper	
Bonus Room	Upper	10`4" x 12`6"	Bedroom	Upper	11`4" x 12`11"
Bedroom	Upper	11`4" x 12`5"	4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks: **This property features three bedrooms and two and a half bathrooms, with a foundation and main floor boasting impressive 9-foot ceiling heights. The kitchen is equipped with an upgraded Samsung gourmet appliance package and high-quality cabinets, including extended upper cabinets. Throughout the home, you'll find elegant quartz countertops and luxury vinyl plank flooring on the main floor. An electric fireplace adds a touch of warmth and ambiance. The upper floor includes a convenient laundry area with linen storage. Outdoors, there's an 11' x 10' rear deck, perfect for summer barbecues, and the home also includes a walk-out basement for added convenience. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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