

160 HOTCHKISS Common, Calgary T3S0N8

A2153764 **Hotchkiss** Listing 08/01/24 List Price: **\$769,000** MLS®#: Area:

Status: Active County: Calgary Change: -\$40k, 04-Sep Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached Calgary City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,101 sqft

2,040

2,040

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

48

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Back Yard, Street Lighting** Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Stone, Vinyl Siding, Wood Frame Heating: Forced Air, Natural Gas Sewer:

Flooring:

Ext Feat: **Private Entrance 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Zoning: Fee Simple R-G

Legal Desc: TBD

Remarks

Pub Rmks:

This property features 3 bedrooms and 2.5 bathrooms, with 9-foot foundation and main floor ceiling heights. It also includes a convenient side entrance. The upgraded Samsung gourmet kitchen appliance package complements the quality kitchen cabinets, which have extended upper cabinets. Quartz countertops are found throughout the home, and luxury vinyl plank flooring covers the main floor. The natural gas fireplace is adorned with full tile to ceiling height. Additionally, the upper floor offers laundry facilities with linen storage. The 5 piece ensuite includes a double sink vanity and a spacious walk in closet. The garage has been expanded with an extra 4 feet of width. 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