

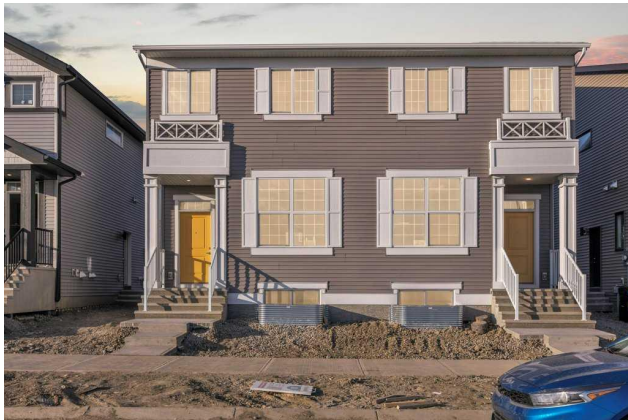


THE A-TEAM

RE/MAX FIRST

200 HOTCHKISS Drive, Calgary T3S 0J6

MLS #: A2154598 Area: Hotchkiss Listing: 08/01/24 List Price: \$575,000
Status: Active County: Calgary Change: -\$5k, 19-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 2,530 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Rectangular Lot
Park Feat: Off Street

DOM

49
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Composite Siding, Wood Frame
Flooring: Carpet, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Int Feat: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Den, Bathroom, Bedroom, Bonus Room, Living Room, Dining Room, etc.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-GM

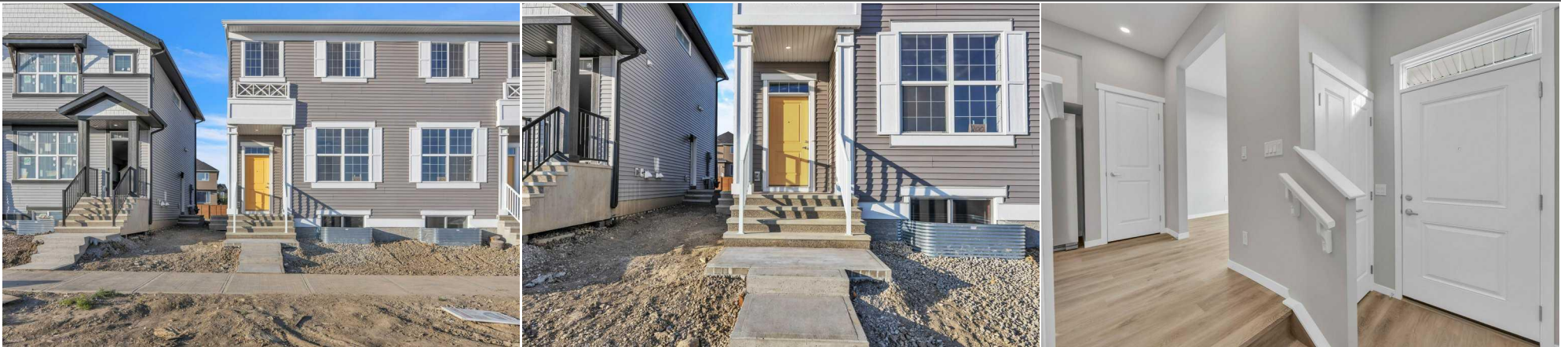
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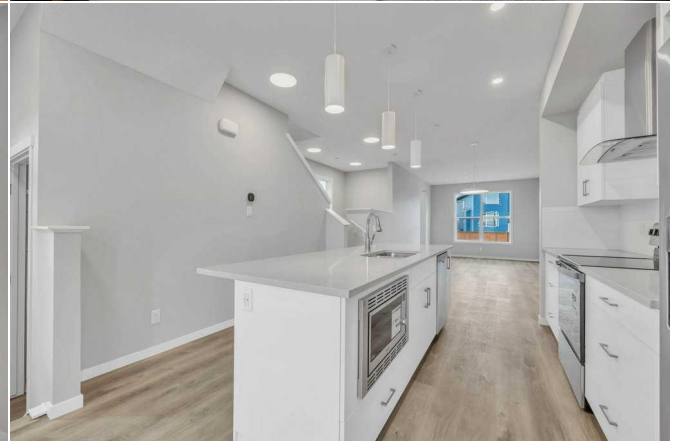
Remarks

Pub Rmks: **Welcome to this Brand new semi-detached with a modern elevation comes with side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1708 sqft, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, main floor den/office and convenient upper floor laundry. The main level showcases an open layout featuring a den, a wonderful living area with an array of beautiful windows, flooding the space with natural light. The large upgraded kitchen is a chef's dream, equipped with stainless appliances and ample cabinetry space for storage, while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, the primary bedroom boasts a large walk-in closet, and a luxurious 4 piece ensuite with double vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room complete the upper level. An outstanding feature is the side entrance and all the basement rough-ins (Kitchen, 2 bathrooms and Laundry), offering versatility for future potential. The unfinished basement, with its 9-foot ceiling, holds incredible potential for transformation into a suite (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today.**

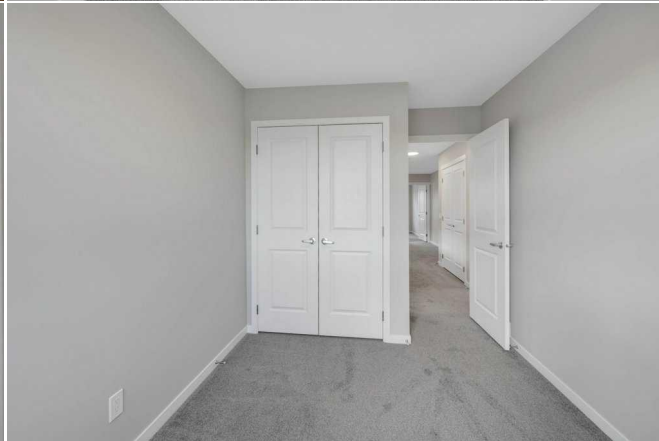
Inclusions: **N/A**
Property Listed By: **PREP Realty**

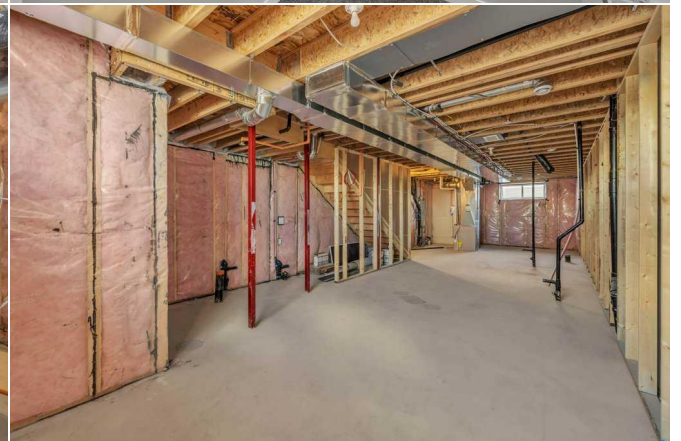
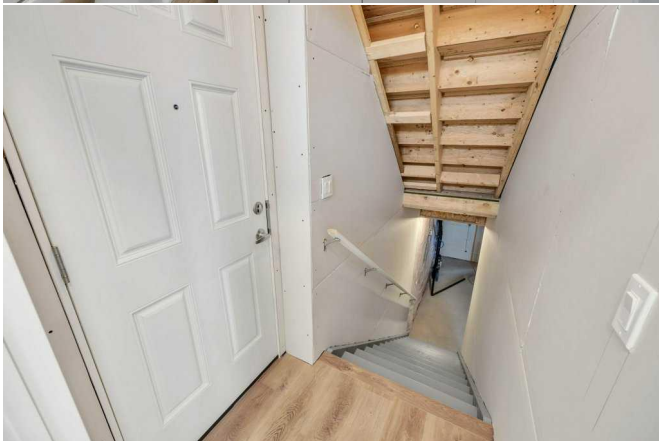
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













200 Hotchkiss Dr SE, Calgary, AB

Main Floor Exterior Area 822.81 sq ft
Interior Area 732.08 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

200 Hotchkiss Dr SE, Calgary, AB

1st Floor Exterior Area 877.76 sq ft
Interior Area 776.25 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.