



THE
A-TEAM

**RE/MAX
FIRST**

224 HOTCHKISS Drive, Calgary T3S 0J6

MLS®#: **A2159563**

Area: **Hotchkiss**

Listing Date: **08/30/24**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,708

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,708

Lot Information

Lot Sz Ar:

2,383 sqft

Lot Shape:

DOM

82

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Street Lighting

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave,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

Room	Level	Dimensions
Living/Dining Room Combination	Main	11`7" x 22`10"
Office	Main	10`6" x 8`7"
Bedroom - Primary	Upper	11`9" x 12`0"
Bedroom	Upper	12`7" x 8`4"
4pc Ensuite bath	Upper	11`4" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`3" x 15`2"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom	Upper	12`5" x 8`4"
Bonus Room	Upper	12`2" x 11`9"
4pc Bathroom	Upper	9`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exquisite brand new semi-detached home, featuring a separate side entrance, basement rough-ins for future expansion, and a sophisticated sprinkler system that ensures significant insurance premium discounts. Spanning an impressive 1711 sqft, this modern and capacious layout includes 3 bedrooms, 2.5 bathrooms, a versatile bonus room, a main floor den/office, and an upper floor laundry for added convenience. The main level showcases an open concept design with a luminous living area bathed in natural light from an array of expansive windows, and a large, upgraded kitchen equipped with top-of-the-line stainless steel appliances, abundant cabinetry, and pristine white quartz countertops that exude elegance. Upstairs, the primary bedroom features a spacious walk-in closet and a sumptuous 4-piece ensuite with double vanities, accompanied by two additional generously-sized bedrooms, a 4-piece bathroom, and a versatile bonus room. An outstanding feature is the separate side entrance and extensive basement rough-ins for a kitchen, 2 bathrooms, and laundry, offering remarkable versatility for future development. The unfinished basement, with its soaring 9-foot ceiling, holds extraordinary potential for transformation into a suite, subject to city/municipality approval. Don't miss out on this exceptional opportunity—schedule your viewing today!**

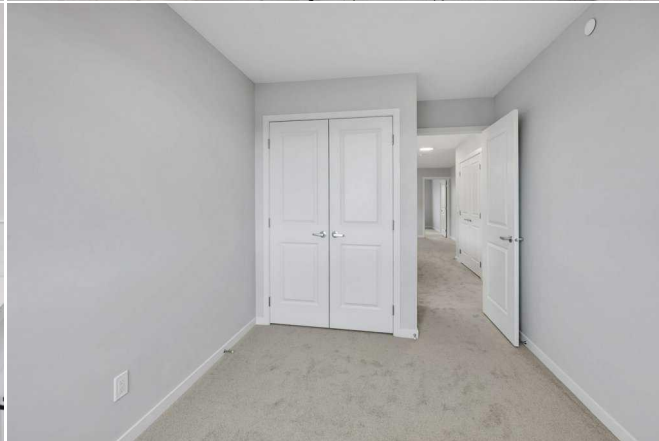
Inclusions: **NA**
Property Listed By: **PREP Realty**

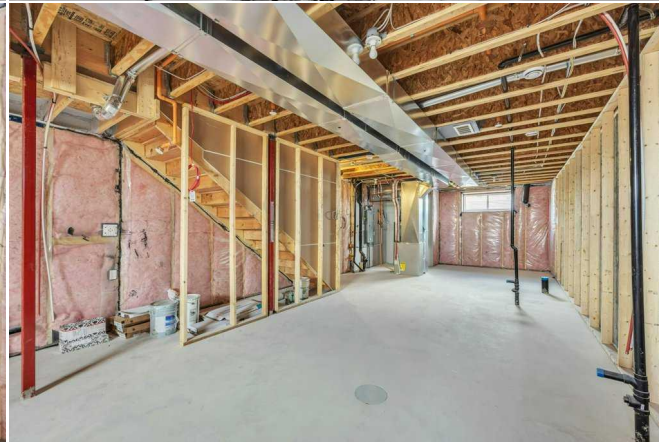
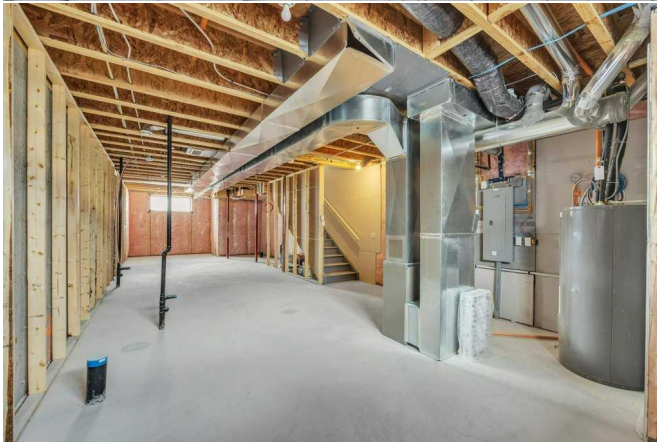
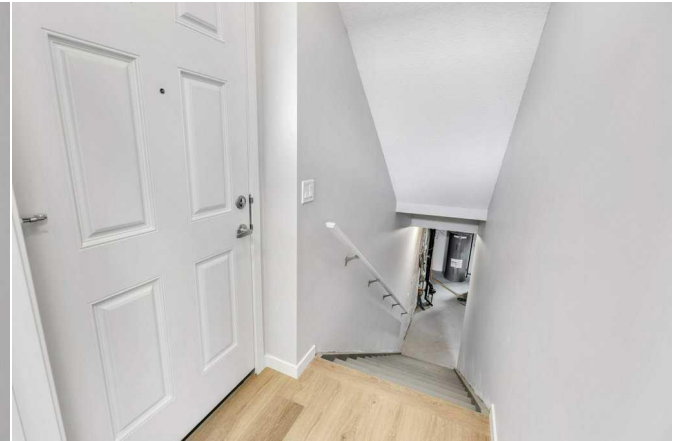
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











224 Hotchkiss drive SE, Calgary, AB

Main Floor Exterior Area 826.55 sq ft
Interior Area 743.25 sq ft



PREPARED: 2024/05/01

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

224 Hotchkiss drive SE, Calgary, AB

1st Floor Exterior Area 981.32 sq ft
Interior Area 799.82 sq ft



PREPARED: 2024/05/01

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