

Finished Floor Area

1,863

1.863

Abv Saft:

Low Sqft:

Ttl Sqft:

351 HOTCHKISS Manor, Calgary T3S 0A6

A2161211 **Hotchkiss** Listing 08/29/24 List Price: **\$729,900** MLS®#: Area:

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached

Year Built: 2024 Lot Information

Lot Shape:

Access:

City/Town: Calgary

Lot Sz Ar: 3,230 sqft

Lot Feat: Level

Park Feat: **Double Garage Attached** DOM

20 Layout

Beds: Baths:

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Floor Furnace, Natural Gas **Vinyl Siding, Wood Frame** Heating:

Sewer: Ext Feat:

Carpet, Vinyl Plank None Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Range, Induction Cooktop, Microwave Hood Fan, Refrigerator Int Feat: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** Main 8'10" x 8'2" 2pc Bathroom Main

Flex Space 10`6" x 12`4" **Dining Room** 10`6" x 9`9" **Great Room** Main Main **Bedroom - Primary** Upper 12`5" x 15`0" 3pc Ensuite bath Upper **Bedroom** Upper 10`6" x 13`2" **Bedroom** Upper 10`6" x 12`9" 10`3" x 14`6" **Bonus Room** Upper 4pc Bathroom Upper

Legal/Tax/Financial

Title: Zoning: **Fee Simple TBD** 0 Legal Desc: Remarks Pub Rmks: Step into the Abbott, where modern design meets everyday comfort in a home that offers everything you need. With 1799 sq. ft. of well-planned space, this property invites you to enjoy a lifestyle of ease and style. The open-concept main floor is perfect for both family meals and entertaining, with a sleek kitchen that flows into a cozy living area. A flex room on the main floor adds versatility, ideal for a home office, playroom, or quiet space. Upstairs, the spacious primary bedroom features an inviting ensuite for a relaxing retreat. Each bedroom includes a walk-in closet, ensuring ample storage. The west-facing backyard offers a peaceful outdoor area to unwind. The Abbott is the perfect place to call home. *Photos are representative.* N/A Inclusions: **Bode Platform Inc.** Property Listed By:

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