



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**351 HOTCHKISS Manor, Calgary T3S 0A6**

MLS® #: **A2161211**

Area: **Hotchkiss**

Listing Date: **08/29/24**

List Price: **\$678,450**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,230 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,863**  
Low Sqft:  
Ttl Sqft: **1,863**

DOM

**84**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Flex Space</b>	<b>Main</b>	<b>8`10" x 8`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Great Room</b>	<b>Main</b>	<b>10`6" x 12`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 15`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 13`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 12`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`3" x 14`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

Title: **Fee Simple**  
Legal Desc: **0**

Zoning: **TBD**

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.\***

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**





