

351 HOTCHKISS Manor, Calgary T3S 0A6

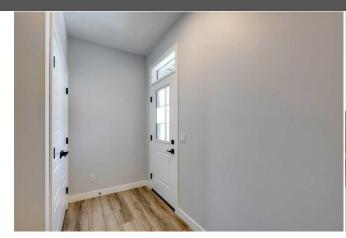
MLS®#:	A2161211	Area:	Hotchkiss	Listing	08/29/24	List Price: \$678,450
Status:	Pending	County:	Calgary	Date: Change:	-\$11k, 01-Nov	Association: Fort McMurray



neral Information				DOM	
ор Туре:	Residential			84	
b Type:	Detached			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3)
ar Built:	2024	Abv Sqft:	1,863	Baths:	2.5 (2 1)
t Information		Low Sqft:		Style:	2 Storey
t Sz Ar:	3,230 sqft	Ttl Sqft:	1,863		
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
t Feat:	Level				
rk Feat:	Double Garage	Attached			

			Utilities and Features				
Roof:	Asphalt Shingle		Construction:				
Heating:	Floor Furnace,Natural Gas		Vinyl Siding,Wood Fram	Vinyl Siding,Wood Frame			
Sewer:			Flooring:	Flooring:			
Ext Feat:	None		Carpet,Vinyl Plank	Carpet, Vinyl Plank			
			Water Source:				
			Fnd/Bsmt:				
			Poured Concrete				
Kitchen Appl:	Kitchen Appl: Dishwasher,Electric Range,Induction Cooktop,Microwave Hood Fan,Refrigerator						
Int Feat: Utilities:	Double Vanity,High C	eilings,Kitchen Island,Open Floorp	lan,Pantry,Soaking Tub,Walk-In Clo	oset(s)			
			Room Information				
Room	Level	<u>Dimensions</u>	Room	<u>Level</u>	Dimensions		
Flex Space	Main	8`10" x 8`2"	2pc Bathroom	Main			
Great Room	Main	10`6" x 12`4"	Dining Room	Main	10`6" x 9`9"		
Bedroom - Pri	imary Upper	12`5" x 15`0"	3pc Ensuite bath	Upper			
Bedroom	Upper	10`6" x 13`2"	Bedroom	Upper	10`6" x 12`9"		
Bonus Room	Upper	10`3" x 14`6"	4pc Bathroom	Upper			

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	TBD					
Legal Desc:	0					
	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					
Inclusions:	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					
	IV/A					



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





