



THE
A-TEAM

**RE/MAX
FIRST**

351 HOTCHKISS Manor, Calgary T3S 0A6

MLS®#: **A2161211** Area: **Hotchkiss** Listing Date: **08/29/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** 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

20
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
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 - 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"
Bonus Room	Upper	10`3" x 14`6"	4pc Bathroom	Upper	

