



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**192 HOTCHKISS Drive, Calgary T3S 0G3**

MLS® #: **A2161871**

Area: **Hotchkiss**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,378 sqft**

Lot Shape:

Access:

**Back Lane**

Lot Feat:

**None**

Park Feat:

DOM

**19**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey, Side by Side**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **None**

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Gas Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 11`9"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`10" x 12`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 11`4"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`7" x 12`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 12`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`4" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`5" x 7`5"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2311932**

**R-Gm**

Remarks

Pub Rmks:

**LEGAL SUITE | Separate Entrance | Separate Laundry Welcome to this beautifully newly build home in the desirable Hotchkiss community! This spacious property features an open-concept layout with a modern kitchen, a luxurious master suite, three additional bedrooms, and a fully finished one-bedroom basement legal suite perfect for extra living space. Enjoy outdoor entertaining on the large backyard. This home offers both comfort and convenience. Move-in ready and waiting for you!**

Inclusions:

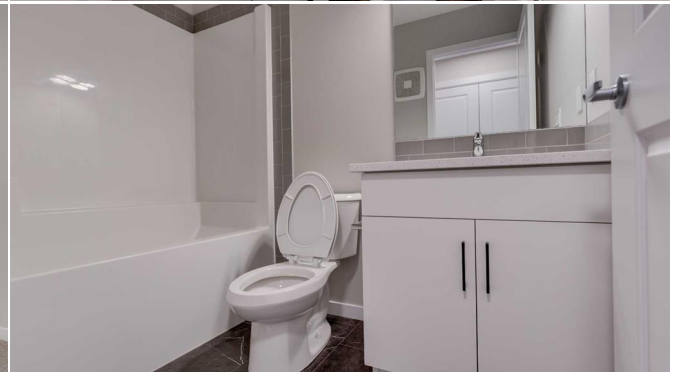
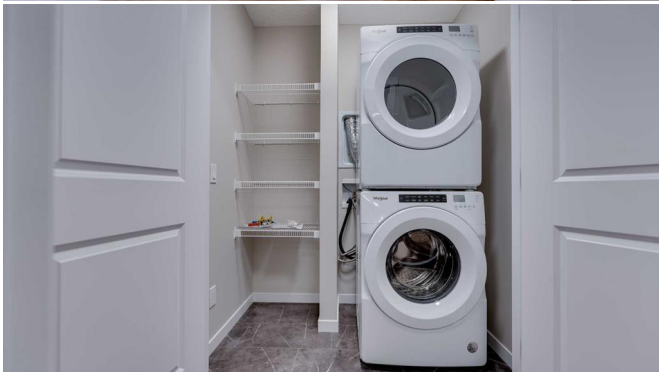
n/a

Property Listed By:

**RE/MAX Complete Realty**

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









192 Hotchkiss Dr SE, Calgary, AB

Main Floor Exterior Area 618.78 sq ft  
Interior Area 593.48 sq ft



PREPARED: 2024/09/31



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

192 Hotchkiss Dr SE, Calgary, AB

2nd Floor Exterior Area 632.86 sq ft  
Interior Area 592.55 sq ft



PREPARED: 2024/09/31



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192 Hotchkiss Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 564.01 sq ft  
Interior Area 514.83 sq ft



PREPARED: 2024/09/31



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