



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 HOTCHKISS Way, Calgary T3S 0G2**

MLS®#: **A2163007**      Area: **Hotchkiss**      Listing Date: **09/04/24**      List Price: **\$738,800**  
 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: **3,810 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,092**  
 Low Sqft:  
 Ttl Sqft: **2,092**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Reverse Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Manufactured Floor Joist,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`8" x 12`8"	Nook	Main	10`8" x 9`6"
Kitchen	Main	12`4" x 9`9"	Bonus Room	Second	17`0" x 11`10"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"	Bedroom - Primary	Second	15`9" x 11`10"
Bedroom	Second	9`3" x 10`9"	Bedroom	Second	10`9" x 9`3"
Library	Second	10`2" x 12`4"	Office	Main	12`4" x 10`4"

Title: **Fee Simple**  
Legal Desc: **2311932**

Zoning: **R-G**

Remarks

Pub Rmks: **This brand-new home built in 2024 is just shy of 2100 sq. ft.. It boasts impressive curb appeal with over 35 feet of frontage and is situated in the community of Hotchkiss. The home features three bedrooms, a bonus room, and two and a half bathrooms. The spacious chef's kitchen is a highlight, equipped with a chimney hood fan, built-in microwave, quartz countertops, a large island with seating, and pot lights. Ample storage is available with extra cabinets under the island and a generous walk-in pantry. The main floor includes a large dining area perfect for entertaining and a home office. On the upper floor, you'll find a bonus room with an additional study area and convenient a laundry room. The laundry room has two entry points, one from the main hall and the other from the primary room. The bright, spa-like ensuite offers a relaxing soaker tub, double sinks, and a fully tiled walk-in shower. The community will feature a 30-acre wetland pond area and is conveniently located minutes from Stoney Trail. The home also includes a side entry leading to the basement, which could potentially be developed into a secondary suite for additional income, subject to City of Calgary approval. This home is ready for a family to make it their own!**

Inclusions: **Fire suppression system**  
Property Listed By: **Diamond Realty & Associates LTD.**

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





