



THE
A-TEAM

**RE/MAX
FIRST**

98 HOTCHKISS Manor, Calgary T3S 0G1

MLS® #: **A2169232** Area: **Hotchkiss** Listing Date: **09/30/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,875 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,194**
 Low Sqft:
 Ttl Sqft: **2,194**

DOM

82
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level, Street Lighting, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Vinyl Siding, Wood Frame, Wood Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`6"	Dining Room	Main	12`0" x 11`5"
Kitchen	Main	15`4" x 9`9"	Den	Main	8`0" x 9`3"
2pc Bathroom	Main	2`10" x 7`8"	Foyer	Main	6`6" x 7`11"
Bonus Room	Upper	12`1" x 14`11"	Bedroom - Primary	Upper	13`5" x 18`7"
5pc Ensuite bath	Upper	10`5" x 11`8"	Bedroom	Upper	12`3" x 10`1"
Bedroom	Upper	12`3" x 10`1"	4pc Bathroom	Upper	8`5" x 6`3"
Laundry	Upper	6`8" x 7`8"			

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks: **Introducing the stunning Tilsa quick possession home in the vibrant Hotchkiss community of Calgary. This spacious home is designed with entertainment and relaxation in mind, featuring a versatile main floor flex room perfect for work or play. The open-concept living and dining area creates an inviting space for gatherings, and the kitchen is a chef's dream with a large island, extra drawers, a chimney hood fan, and ample storage. The upper floor boasts a perfectly placed bonus room that separates the grand primary bedroom from the additional kids' rooms, offering privacy and an ideal space for family movie nights or watching the big game. The primary suite offers a serene retreat, complete with a 5-piece ensuite and a walk-in closet, while the additional bedrooms are conveniently located near the upper floor laundry. Step outside to enjoy summer cookouts with the outdoor barbecue gas line, or take advantage of the secondary entrance and 9' foundation, making this home ready for future basement development (A secondary suite would be subject to approval and permitting by the city/municipality). With a double attached garage, there's plenty of space for your vehicles and storage needs. Hotchkiss offers a one-of-a-kind lifestyle with stunning mountain views, 51 acres of park and play areas, and a 30-acre wetland surrounded by boardwalks for family gatherings or picnics. With easy access to major routes like Deerfoot Trail and Stoney Trail, you'll find nearby amenities such as the South Health Campus Hospital, schools, shopping, and recreation facilities. This home and community offer everything you need to live the life you've always dreamed of.**

Inclusions:
Property Listed By: **Real Broker**

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









