



THE
A-TEAM

**RE/MAX
FIRST**

316 HOTCHKISS Drive, Calgary T3S0J7

MLS® #: **A2169797** Area: **Hotchkiss** Listing Date: **10/01/24** List Price: **\$699,900**
 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: **2,826 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

81
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s)**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 11`9"	Family Room	Main	13`4" x 11`3"
Living Room	Main	12`11" x 12`3"	Dining Room	Main	10`2" x 10`11"
2pc Bathroom	Main	5`3" x 4`11"	Bedroom - Primary	Upper	13`1" x 15`2"
Bedroom	Upper	9`3" x 14`6"	Bedroom	Upper	9`3" x 14`6"
5pc Ensuite bath	Upper	8`10" x 7`9"	4pc Bathroom	Upper	5`9" x 8`2"
Bedroom	Basement	11`8" x 8`10"	Bedroom	Basement	12`0" x 10`6"
Kitchen	Basement	12`4" x 13`10"	Living/Dining Room Combination	Basement	9`1" x 9`5"

4pc Bathroom

Basement

7`10" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks:

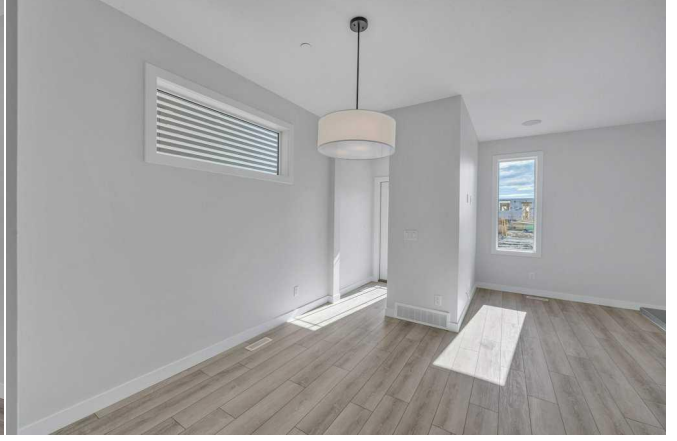
Welcome to this BRAND NEW house featuring 2 bedroom LEGAL SUITE, the main floor has 2 living areas. At the entrance, you're welcomed with a large living area with big windows, a center Kitchen with Chimney hood fan, an electric stove and a large kitchen island. Family area is right next to the dining area. Upstairs, this house has 3 bedrooms, 2 full bathrooms and a laundry area. Primary bedroom has its own large walk-in closet and a 5pc ensuite, the other 2 bedrooms share another full 4pc bathroom. Basement has a legal suite with 2 bedrooms, 4pc bathroom, a kitchen and a living area. Don't miss this out as this is not going to last longer.

Inclusions:
Property Listed By:

n/a
PREP Realty

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













316 Hotchkiss Dr SE, Calgary, AB

Main Floor Exterior Area 888.71 sq ft
Interior Area 636.83 sq ft



PREPARED: 2024/07/06

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

316 Hotchkiss Dr SE, Calgary, AB

1st Floor Exterior Area 850.79 sq ft
Interior Area 628.10 sq ft



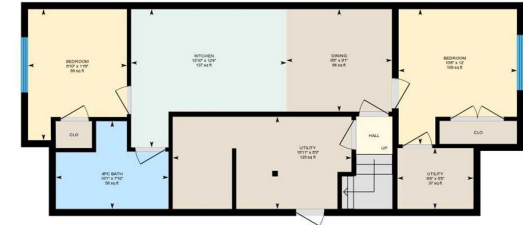
PREPARED: 2024/07/06

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316 Hotchkiss Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 816.32 sq ft
Interior Area 732.95 sq ft



PREPARED: 2024/07/06

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