



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

**51**  
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
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 11`9"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`4" x 11`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 14`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 14`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`10" x 7`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`9" x 8`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 8`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 10`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`4" x 13`10"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>9`1" x 9`5"</b>

**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:

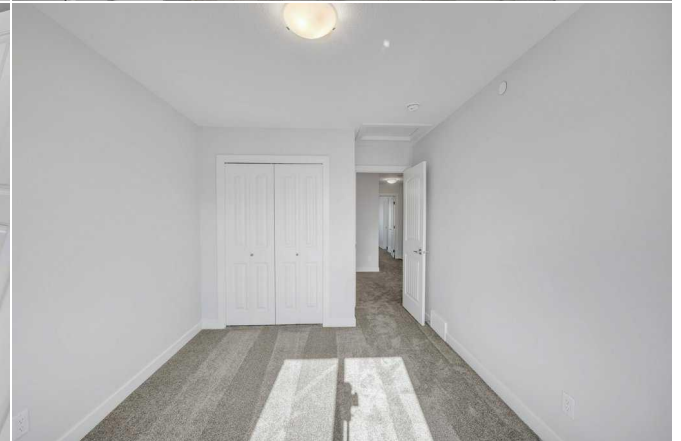
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**PREP Realty**

**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



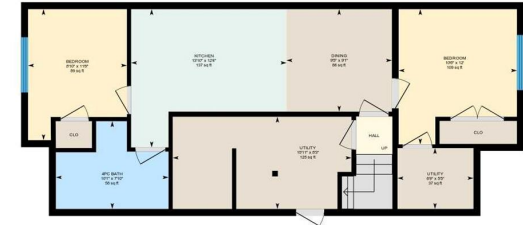
PREPARED: 2024/07/06

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**316 Hotchkiss Dr SE, Calgary, AB**

Basement (Below Grade) Exterior Area 816.32 sq ft  
Interior Area 737.95 sq ft



PREPARED: 2024/07/06

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