

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

MLS® #: **A2170693** Area: **Hotchkiss** Listing Date: **10/04/24** List Price: **\$579,999**  
 Status: **Pending** 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: **2,594 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,703**  
 Low Sqft:  
 Ttl Sqft: **1,703**

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Electric Stove, Humidifier, Range Hood, Washer/Dryer**  
 Int Feat: **Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Den	Main	10`7" x 8`8"
Kitchen	Main	12`4" x 15`2"	Living Room	Main	11`11" x 22`10"
4pc Bathroom	Second	4`11" x 9`0"	4pc Ensuite bath	Second	4`11" x 11`3"
Bedroom	Second	8`4" x 12`6"	Bedroom	Second	8`4" x 12`6"
Family Room	Second	11`10" x 12`3"	Bedroom - Primary	Second	11`9" x 12`0"

Title:  
**Fee Simple**  
Legal Desc:

**2311932**

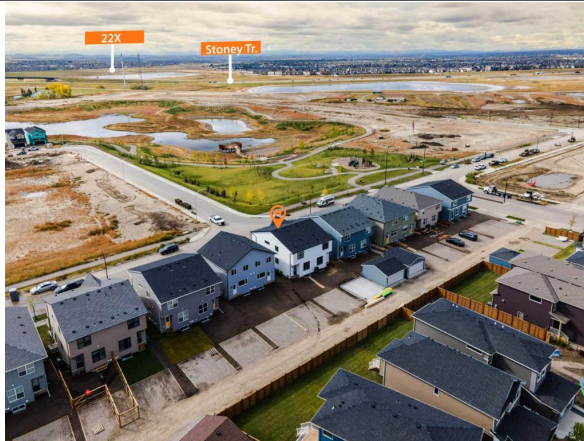
Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Welcome to this Brand new semi-detached which comes with a side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1711 sqft, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, main floor den/office and convenient upper floor laundry. The main level showcases an open layout featuring a den, a wonderful living area with an array of beautiful windows, flooding the space with natural light. The large upgraded kitchen is a chef's dream, equipped with stainless appliances and ample cabinetry space for storage, built in microwave while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, you will find a good quality carpet, good size window on the stair case, the primary bedroom boasts a large walk-in closet, and a luxurious 4 piece ensuite with double vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room complete the upper level. An outstanding feature is the side entrance and all the basement rough-ins (Kitchen, 2 bathrooms and Laundry), offering versatility for future potential. The unfinished basement, with its 9-foot ceiling, holds incredible potential for transformation into a TWO BEDROOM LEGAL SUITE (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today.**

Inclusions: **None**  
Property Listed By: **PREP Realty**

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

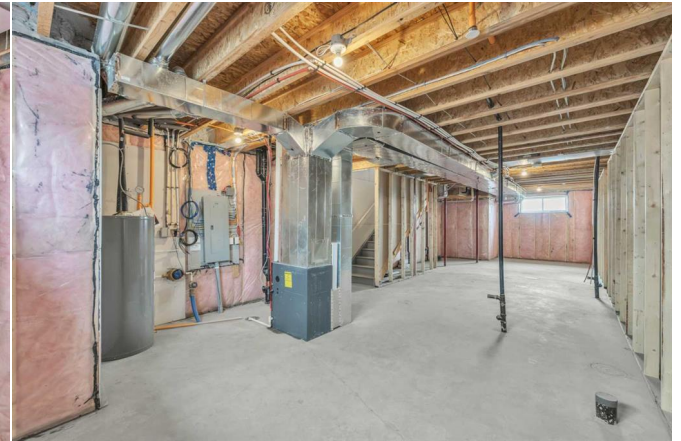
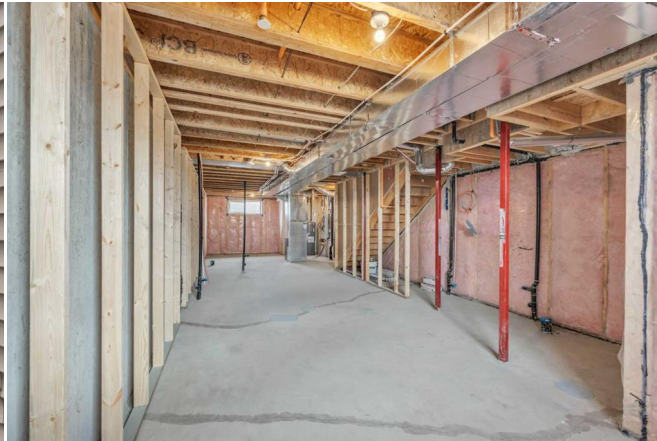










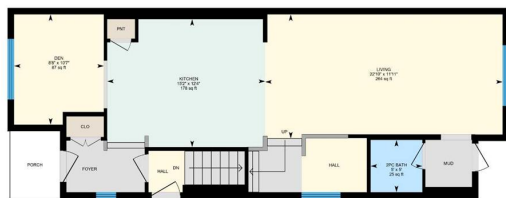


**188 Hotchkiss Dr SE, Calgary, AB**

Main Floor Exterior Area 522.24 sq ft  
Interior Area 762.37 sq ft

**188 Hotchkiss Dr SE, Calgary, AB**

1st Floor Exterior Area 581.32 sq ft  
Interior Area 739.52 sq ft



PREPARED: 2024/10/30



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



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