



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 HOTCHKISS Row, Calgary T3S 0J5**

MLS®#: **A2171137**

Area: **Hotchkiss**

Listing Date: **10/08/24**

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,134 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Reverse Pie Shaped Lot,Level,Street Lighting**  
Park Feat: **Double Garage Attached**

DOM

**74**

Layout

Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`8" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 9`10"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`7" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 10`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`0" x 15`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 12`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`5" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2311932**

Remarks

Pub Rmks:

**Welcome to The Rossa, a stylish quick possession home designed for families who seek both comfort and flexibility. On the main floor, you'll find a bedroom and full bathroom, providing convenience for guests or multi-generational living. The lifestyle room boasts an impressive open-to-above feature with elegant stair railing, creating a grand and inviting atmosphere. The spacious kitchen is well-equipped with a built-in microwave, chimney hood fan, pot lights, and ample counter space, making it a perfect hub for family meals and entertaining. Upstairs, the entertainment room is ideal for cozy family movie nights or casual gatherings. The luxurious primary bedroom serves as a private retreat, complete with a 5-piece ensuite featuring dual sinks, a soaking tub, and a separate shower for ultimate relaxation. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom—with dual sinks—ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The basement is ready for future development with a secondary entrance and a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, The Rossa provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong. Discover the next chapter of your life with The Rossa.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









