



THE
A-TEAM

**RE/MAX
FIRST**

373 HOTCHKISS Drive, Calgary T3S 0J9

MLS® #: **A2175289**

Area: **Hotchkiss**

Listing Date: **10/25/24**

List Price: **\$641,254**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,566 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,717**
Low Sqft:
Ttl Sqft: **1,717**

DOM

57
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 12`0"	2pc Bathroom	Main	5`4" x 5`6"
Foyer	Main	5`2" x 5`4"	Flex Space	Main	13`4" x 11`4"
Bedroom - Primary	Upper	13`2" x 13`0"	4pc Ensuite bath	Upper	7`10" x 9`2"
Laundry	Upper	6`0" x 3`6"	Bedroom	Upper	9`4" x 10`0"
Bedroom	Upper	9`4" x 10`0"	Kitchen	Main	11`6" x 8`10"
4pc Bathroom	Upper	6`0" x 8`2"	Walk-In Closet	Upper	
Loft	Upper	12`10" x 8`6"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

23Y0360**R-G**

Remarks

Pub Rmks:

**** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome to the Concord 2 Craftsman Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a tub/shower combo. The upper level bonus room is a great space to unwind in the evenings with your family. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!**

Inclusions:

N/A

Property Listed By:

RE/MAX Crown

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

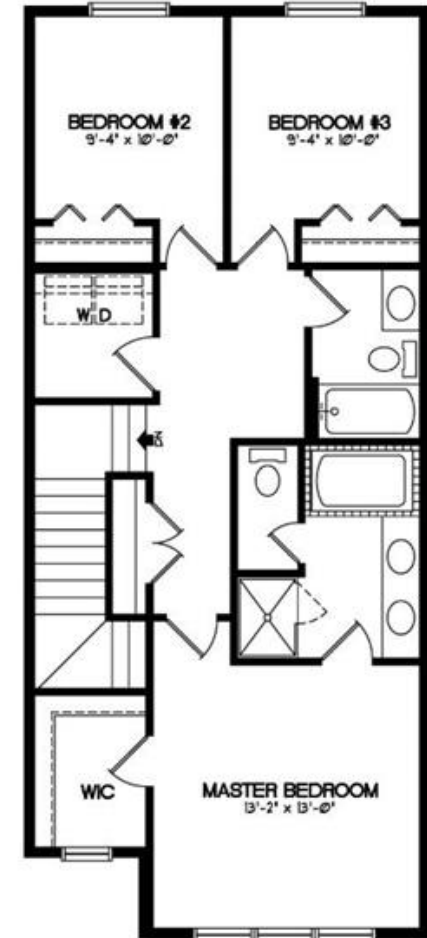
INTERIOR PALETTE - OPTION B



Broadview Homes reserves the right to change plans, features, and specifications without notice. Prices are subject to change without obligation or notice. Square footage is approximate. Elevations, features, and square footages may vary by area.



MAIN FLOOR - 882 SQFT



UPPER FLOOR - 835 SQFT