



THE
A-TEAM

**RE/MAX
FIRST**

437 HOTCHKISS Drive, Calgary T3S 0J9

MLS® #: **A2175292**

Area: **Hotchkiss**

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

List Price: **\$624,604**

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: **2,731 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,491**
Low Sqft:
Ttl Sqft: **1,491**

DOM

26
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,Interior 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 Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 13`0"
Great Room	Main	12`6" x 16`2"
2pc Bathroom	Main	5`10" x 7`0"
4pc Bathroom	Upper	10`2" x 5`6"
Walk-In Closet	Upper	6`8" x 5`10"
Laundry	Upper	4`4" x 5`8"

Room	Level	Dimensions
Breakfast Nook	Main	12`6" x 9`8"
Foyer	Main	6`6" x 4`6"
Bedroom	Upper	9`4" x 10`6"
Bedroom	Upper	9`4" x 11`10"
Bedroom - Primary	Upper	13`0" x 12`4"
4pc Ensuite bath	Upper	5`4" x 9`10"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

23Y0360

Remarks

Pub Rmks:

**** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. Facing East, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. 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

CHOOSE FROM 5 CURATED INTERIOR PALETTES



A



B



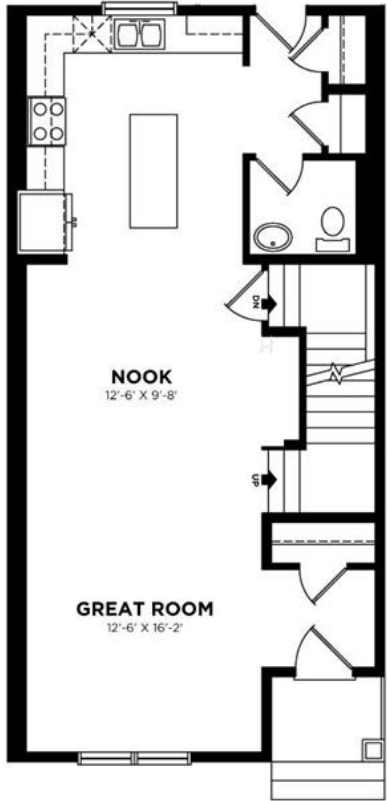
C



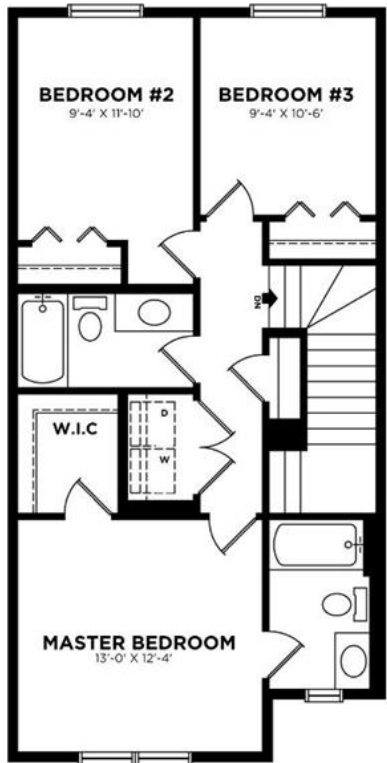
D



E



MAIN FLOOR - 773 SQFT



UPPER FLOOR - 718 SQFT