



THE
A-TEAM

**RE/MAX
FIRST**

200 HOTCHKISS Drive, Calgary T3S 0J6

MLS®#: **A2176313**

Area: **Hotchkiss**

Listing Date: **10/30/24**

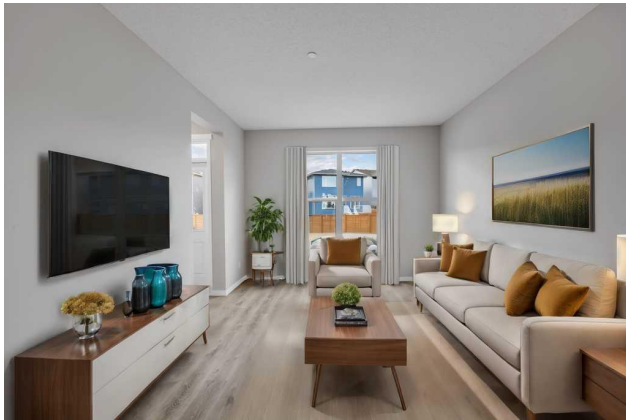
List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,699

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,699

Lot Information

Lot Sz Ar:

2,530 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot
Off Street**

DOM

22

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:

Composite Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer

Int Feat:

Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| Kitchen | Main | 12`2" x 15`3" |
| Den | Main | 10`6" x 8`7" |
| 2pc Bathroom | Main | |
| Bedroom | Upper | 8`4" x 12`7" |
| Bonus Room | Upper | 11`9" x 12`2" |
| 4pc Bathroom | Upper | |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Living Room | Main | 11`7" x 12`10" |
| Dining Room | Main | 11`7" x 10`0" |
| Bedroom - Primary | Upper | 11`9" x 12`0" |
| Bedroom | Upper | 8`5" x 12`7" |
| Laundry | Upper | 5`5" x 5`5" |
| 4pc Ensuite bath | Upper | 4`11" x 11`3" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

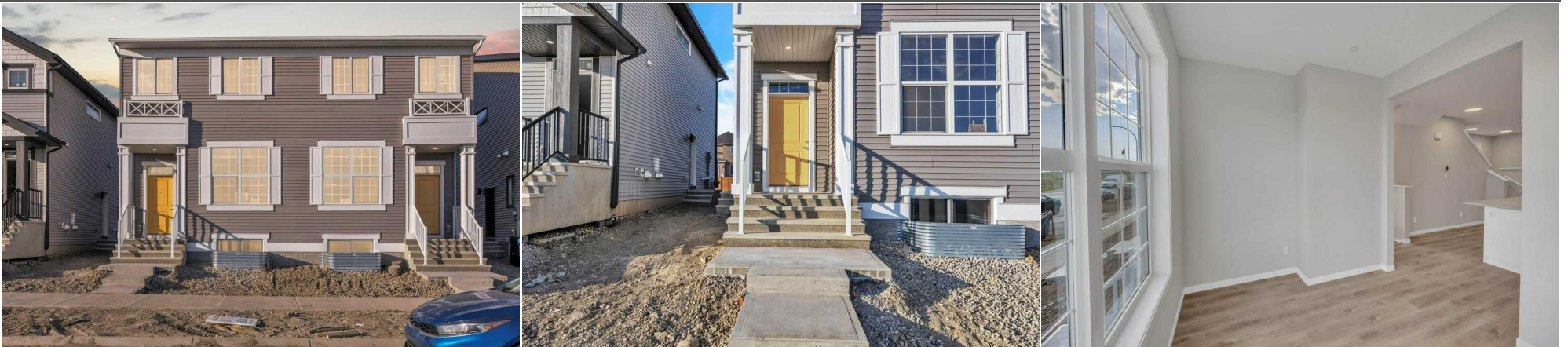
Zoning:
R-GM

Remarks

Pub Rmks: **Welcome to this Brand new semi-detached with a modern elevation comes with side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1708 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, while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, 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 suite (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today.**

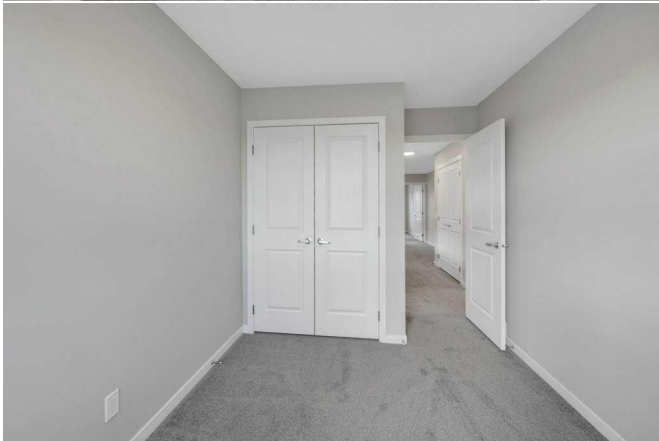
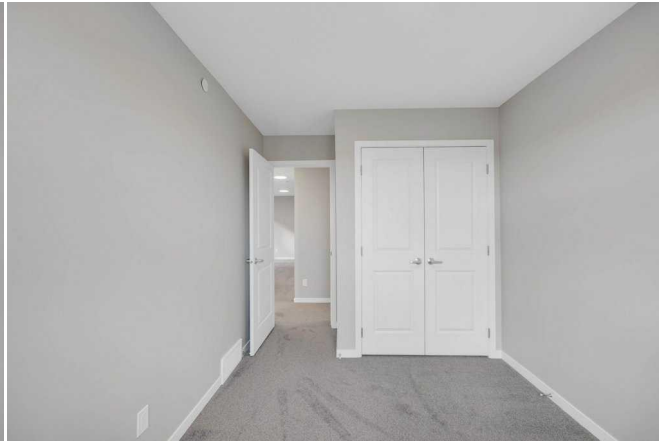
Inclusions: **N/A**
Property Listed By: **PREP Realty**

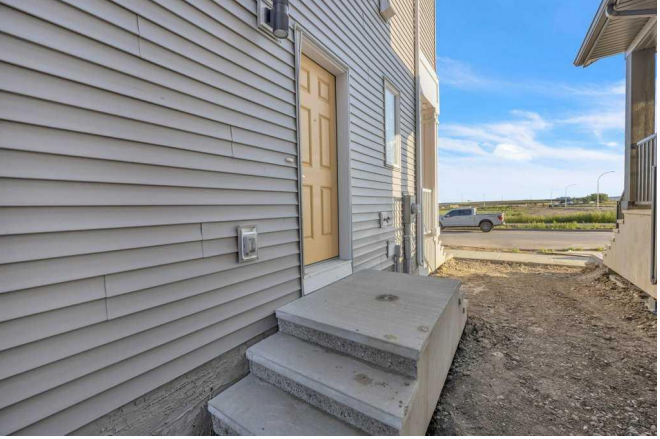
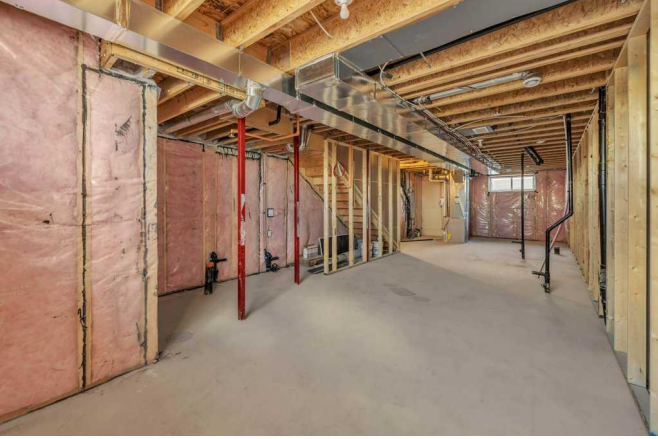
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













200 Hotchkiss Dr SE, Calgary, AB

Main Floor Exterior Area 820.81 sq ft
Interior Area 728.06 sq ft



PREPARED: 2024/07/31

White 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.

200 Hotchkiss Dr SE, Calgary, AB

1st Floor Exterior Area 877.78 sq ft
Interior Area 796.29 sq ft



PREPARED: 2024/07/31

White 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.