



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**283 HOTCHKISS Manor, Calgary T3S 0J8**

MLS®#: **A2176927**

Area: **Hotchkiss**

Listing Date: **11/02/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 26-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,794 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Off Street**

DOM

**49**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

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,Gas Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 11`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`10" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`1" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`0" x 4`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`9" x 8`7"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`10" x 6`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2412024**

Zoning:  
**R-G**

Remarks

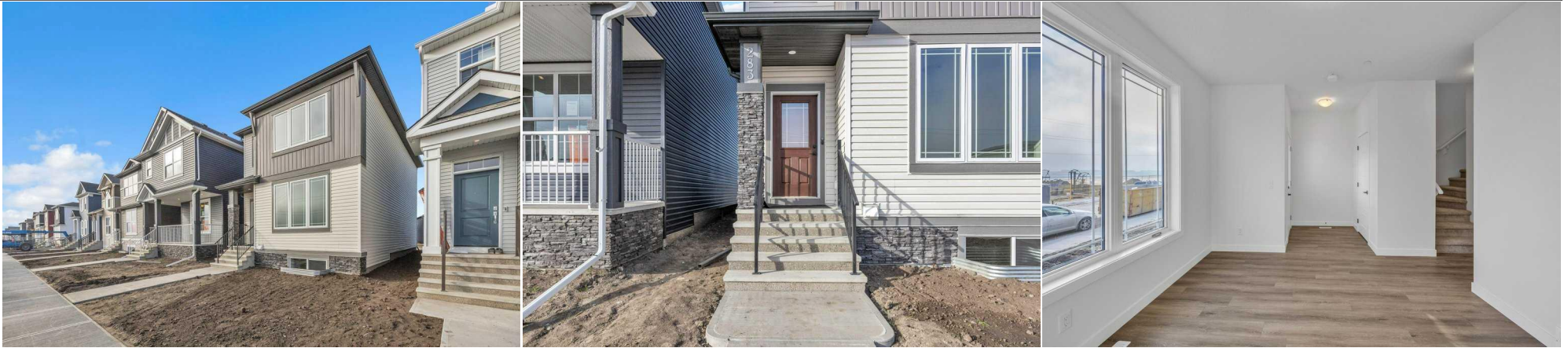
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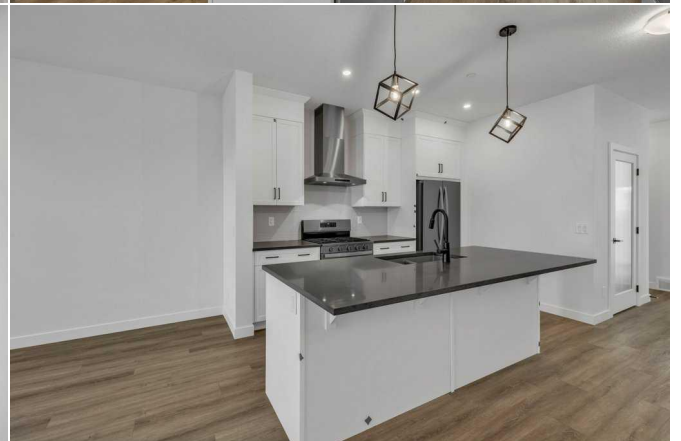
**Welcome to this Stunning BRAND New Home! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main Floor as you enter, you're welcomed by a spacious living area with large windows that flood the room with natural light. The central kitchen boasts a chimney-style hood fan, a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, equipped with rough-ins for kitchen, and bathroom, along with two egress windows. With R-G zoning, it's ready to be developed into a legal basement suite. Don't miss out on this incredible opportunity—this home won't be on the market for long!**

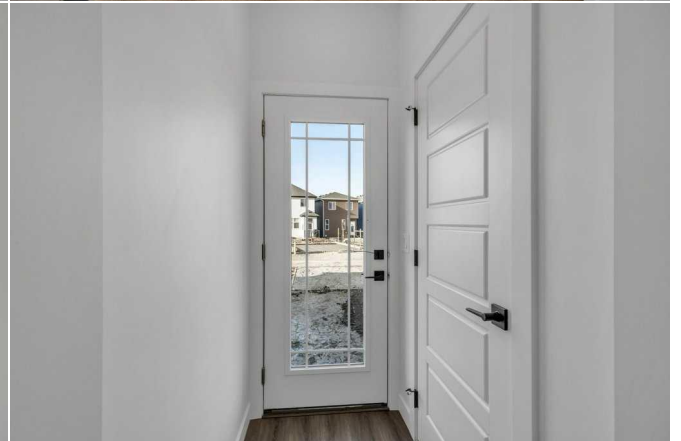
Inclusions:  
Property Listed By:

n/a  
**PREP Realty**

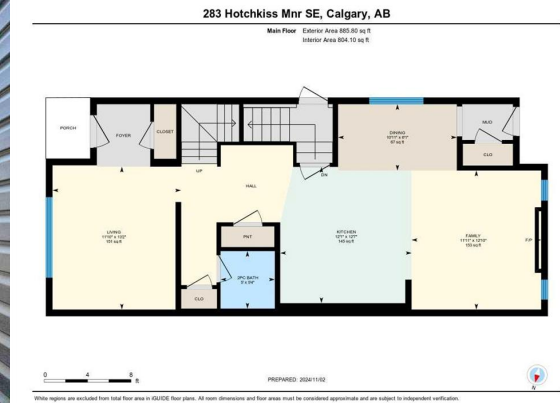
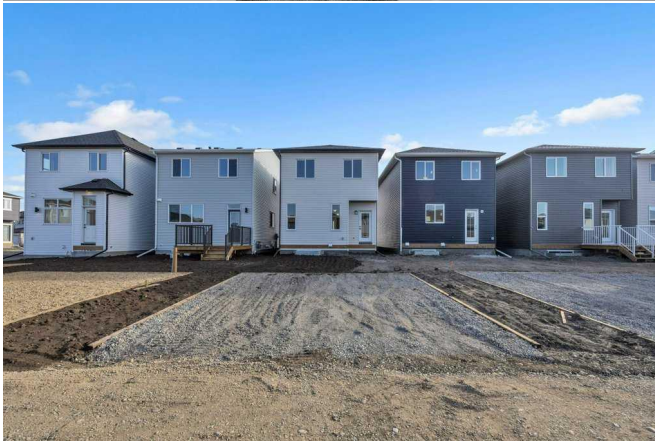
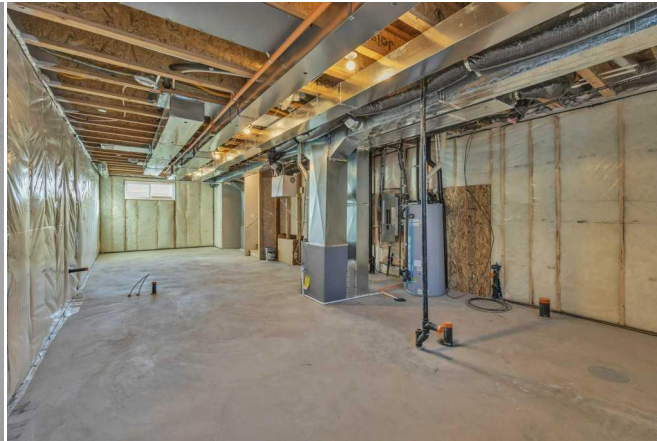
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**283 Hotchkiss Mnr SE, Calgary, AB**

1st Floor Exterior Area 913.26 sq ft  
 Interior Area 828.84 sq ft



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PREPARED: 2024-11-02

