



THE
A-TEAM

**RE/MAX
FIRST**

156 HOTCHKISS Common, Calgary T3S 0N8

MLS® #: **A2178091**

Area: **Hotchkiss**

Listing Date: **11/08/24**

List Price: **\$745,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,093 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Aggregate, Double Garage Attached**

DOM

43
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
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, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`10" x 6`3"	Office	Main	10`6" x 11`5"
Kitchen	Main	10`10" x 14`1"	Pantry	Main	3`8" x 3`8"
Dining Room	Main	10`10" x 10`11"	Living Room	Main	12`2" x 20`6"
2pc Bathroom	Main	4`11" x 4`7"	Bonus Room	Upper	15`4" x 13`6"

Bedroom - Primary	Upper	12`6" x 13`8"	5pc Ensuite bath	Upper	10`1" x 10`1"
Bedroom	Upper	10`3" x 12`2"	Bedroom	Upper	10`5" x 8`9"
Bedroom	Upper	12`4" x 11`10"	4pc Bathroom	Upper	8`8" x 4`11"
Laundry	Upper	7`6" x 7`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **NR**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to this well thought out 2,135 sq ft home built with care by award winning Nuvista Homes! Known for their COMMITMENT TO QUALITY AND OUTSTANDING CUSTOMER SERVICE, Nuvista ensures clients are in the best of hands from start to finish. This 4 BEDROOM, 2.5 bath home is ideal for growing families or anyone looking for extra space. The heart of this home is a great sized island kitchen featuring a walk in pantry, elegant quartz counter tops and extended upper cabinets that offer both style and functionality. Perfect for entertaining or everyday living, this kitchen designed to be both beautiful and practical. Additional highlights include a CENTRAL BONUS ROOM, convenient upstairs laundry, a main floor flex room/office and high quality luxury vinyl planking. The garage has been extended by 4 feet for lots of extra space. There is a SEPARATE SIDE ENTRANCE TO THE BASEMENT, perfect for a basement/secondary suite (subject to approval and permitting by the city/municipality). Located in beautiful Hotchkiss, just move in and enjoy!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Landan Real Estate**

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