



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 HOTCHKISS Common, Calgary T3S 0N8**

MLS® #: **A2178091**      Area: **Hotchkiss**      Listing Date: **11/08/24**      List Price: **\$765,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

Finished Floor Area  
 Abv Sqft: **2,135**  
 Low Sqft:  
 Ttl Sqft: **2,135**

DOM

**13**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

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

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

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

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 potential future basement suite. 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**