



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**416 HOTCHKISS Drive, Calgary T3S 0A6**

MLS®#: **A2179265**

Area: **Hotchkiss**

Listing Date: **11/19/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**  
Finished Floor Area: **1,682**  
Abv Sqft: **1,682**  
Low Sqft: **1,682**  
Ttl Sqft: **1,682**

Lot Information  
Lot Sz Ar: **2,381 sqft**  
Lot Shape:

Access:  
Lot Feat: **Landscaped**  
Park Feat: **Parking Pad**

DOM

**32**  
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: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
Int Feat: **Bathroom Rough-in,High Ceilings,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Flex Space</b>	<b>Main</b>	<b>8`7" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 11`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`2" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 8`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 11`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 8`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm Residential**

**TBD**

Remarks

Pub Rmks: **Welcome to your dream home, where thoughtful upgrades and high-quality finishes create the perfect blend of style and functionality. This Hopewell Residential built property boasts a professionally landscaped front yard that enhances curb appeal from the moment you arrive. With triple-pane windows throughout, you'll enjoy enhanced insulation and peace and quiet indoors. The upgraded kitchen layout is a chef's delight, featuring a modern chimney hood fan, built-in microwave, and elegant pot lights that illuminate the space beautifully. Quartz countertops flow through the kitchen and full bathrooms, adding a touch of luxury and durability. A stylish French door leads to the main floor flex room, offering privacy and versatility for an office or den. A separate side entrance opens up possibilities for future basement development, with a rough-in for a 3-piece bathroom and wet bar sink, making it ideal for additional living or entertaining space. The main floor also features spindle railings along the 'School from Home' area and staircase, blending safety and design seamlessly. Throughout the main level, enjoy the beauty and durability of luxury vinyl plank flooring, with cozy carpet on the stairs and upper level. The bathrooms and laundry room on the upper floor are finished with luxury vinyl tile, adding style and ease of maintenance. The primary ensuite is a true retreat, complete with a tile-to-ceiling finish above the shower for an upscale, spa-like feel. To top it all off, knockdown ceiling texture throughout the home adds a clean, contemporary touch. Photos are representative.**

Inclusions:  
Property Listed By: **Call seller directly  
Honestdoor Inc.**

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



