



THE
A-TEAM

**RE/MAX
FIRST**

432 HOTCHKISS Drive, Calgary T3S 0A6

MLS®#: **A2180292**

Area: **Hotchkiss**

Listing Date: **12/03/24**

List Price: **\$547,900**

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:

1,264

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,264

Lot Information

Lot Sz Ar:

2,598 sqft

Lot Shape:

DOM

60

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator

Int Feat:

See Remarks,Separate Entrance

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| Living Room | Main | 10`8" x 12`8" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| Bedroom | Upper | 9`0" x 9`4" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|
| Dining Room | Main | 8`8" x 12`8" |
| Bedroom - Primary | Upper | 11`1" x 11`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| Bedroom | Upper | 9`0" x 9`4" |

Title:
Fee Simple
 Legal Desc:

Zoning:
R-Gm Residential

TBD

Remarks

Pub Rmks: **Click brochure link for more details! Nestled in the heart of modern comfort, the Cari is a stunning 1,264 sq. ft. home designed to elevate your lifestyle. Offering 3 bedrooms and 2.5 bathrooms, this residence perfectly blends functionality with contemporary elegance. The thoughtfully designed main level features an open-concept layout with luxury vinyl plank flooring, seamlessly tying together the living spaces. The L-shaped kitchen is a showstopper, boasting quartz countertops, two-tone cabinets, a central island, and stainless steel appliances that make both cooking and entertaining a delight. Upstairs, you'll find three generously sized bedrooms, including a serene primary bedroom with a spa-inspired full bathroom, complete with quartz counters for a polished finish. Luxury vinyl tile adds a touch of sophistication to the full bathrooms and laundry room, making everyday tasks feel indulgent. This home offers future flexibility with an unfinished basement, already equipped with a 9' foundation height, as well as rough-ins for both a 3-piece bathroom and a wet bar sink - ideal for creating a personalized space to suit your needs. A separate side entrance provides added convenience and potential for customization. Outside, the front yard is beautifully landscaped, providing instant curb appeal. Every detail, from the knockdown ceiling texture to the durability of the high-quality finishes, showcases a home built with care and attention to detail. Perfect for families or those looking to grow into their space, the Cari is a true gem that seamlessly combines style, practicality, and potential. 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



