



THE
A-TEAM

**RE/MAX
FIRST**

87 HOTCHKISS Manor, Calgary T3S0G1

MLS® #: **A2180891** Area: **Hotchkiss** Listing Date: **11/27/24** List Price: **\$784,900**
 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: **5,059 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,413**
 Low Sqft:
 Ttl Sqft: **2,413**

DOM

66
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air**
 Sewer:
 Ext Feat: **Other, Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`1" x 9`3"	Family Room	Main	17`1" x 9`6"
Kitchen	Main	14`5" x 13`4"	Breakfast Nook	Main	13`5" x 11`5"
2pc Bathroom	Main	0`0" x 0`0"	Pantry	Main	9`2" x 7`8"
Bedroom - Primary	Upper	17`3" x 12`8"	Bedroom	Upper	11`6" x 10`5"
Bedroom	Upper	10`3" x 9`4"	Bedroom	Upper	13`3" x 9`4"

4pc Bathroom
Bonus Room

Upper
Upper

0`0" x 0`0"
16`1" x 15`6"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to Denali-6 Built by Sterling homes in the Neighbourhood of Hotchkiss. This stunning home comes with lots of upgrades and a Big Conventional PIE SHAPED LOT, 9' ceiling with 8 Feet Doors on main floor including main entrance door, offers the perfect blend of comfort and luxury, with impeccable features that promise a lifestyle of tranquility and convenience. This home has total 4 Bedrooms, 2.5 Bathrooms, Bonus room, a smartly placed flex/living room and family room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-closing doors and drawers, Built-in stainless steel appliances and the waterfall island. The walkthrough pantry with SPICE KITCHEN ROUGH-IN connects to the mudroom and interior garage door for easy grocery drop off. Home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office, Upstairs you will find a spacious Laundry Room with Washer dryer and laundry sink rough-in, Bonus Room for family time, large Primary Bedroom and 3 additional good size Bedrooms along with main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower. Downstairs, the undeveloped basement with Side Entrance has 9' ceilings and is ready to grow with your family's needs.

Inclusions:
Property Listed By:

N/A
Grand Realty

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









