



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 HOTCHKISS Row, Calgary T3S0J5**

MLS® #: **A2186256**      Area: **Hotchkiss**      Listing Date: **01/09/25**      List Price: **\$769,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 10-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,595 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,464**  
 Low Sqft:  
 Ttl Sqft: **2,464**

DOM

**23**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **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: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Granite Counters,Kitchen Island,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>13`6" x 14`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 15`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 15`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 13`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 15`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

**2311932**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This beautiful Pierce model home boasts a 9' ceiling on the main floor and an executive kitchen featuring built-in stainless steel appliances, a walk-through pantry, and a chimney hood fan. The home also offers a side entrance, quartz/granite countertops with undermount sinks throughout, and an electric fireplace with a stunning floor-to-ceiling tile face. The main floor includes a flex room, and the stairwell is adorned with paint-grade railing and iron spindles. Luxury vinyl plank (LVP) flooring is featured throughout the main floor, bathrooms, and upper floor laundry. The 5-piece ensuite is a true retreat, with dual undermount sinks, a soaker tub, and a walk-in shower with a 6-mil sliding glass barn door. Enjoy a south-facing backyard, ideal for outdoor living. With February 2024 specifications, this home combines luxury and practicality for modern living. Photos are representative**

Inclusions:  
Property Listed By: **N/A**  
**Bode**

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













