



THE
A-TEAM

**RE/MAX
FIRST**

437 HOTCHKISS Drive, Calgary T3S 0J9

MLS® #: **A2186656**

Area: **Hotchkiss**

Listing Date: **01/12/25**

List Price: **\$624,416**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,731 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,491**
Low Sqft:
Ttl Sqft: **1,491**

DOM

59
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 13`0"
Great Room	Main	12`6" x 16`2"
2pc Bathroom	Main	5`10" x 7`0"
4pc Bathroom	Upper	10`2" x 5`6"
Walk-In Closet	Upper	6`8" x 5`10"
Laundry	Upper	4`4" x 5`8"

Room	Level	Dimensions
Breakfast Nook	Main	12`6" x 9`8"
Foyer	Main	6`6" x 4`6"
Bedroom	Upper	9`4" x 10`6"
Bedroom	Upper	9`4" x 11`10"
Bedroom - Primary	Upper	13`0" x 12`4"
4pc Ensuite bath	Upper	5`4" x 9`10"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

23Y0360

Remarks

Pub Rmks:

Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, quartz countertops and a centre island. Facing East, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Inclusions:

N/A

Property Listed By:

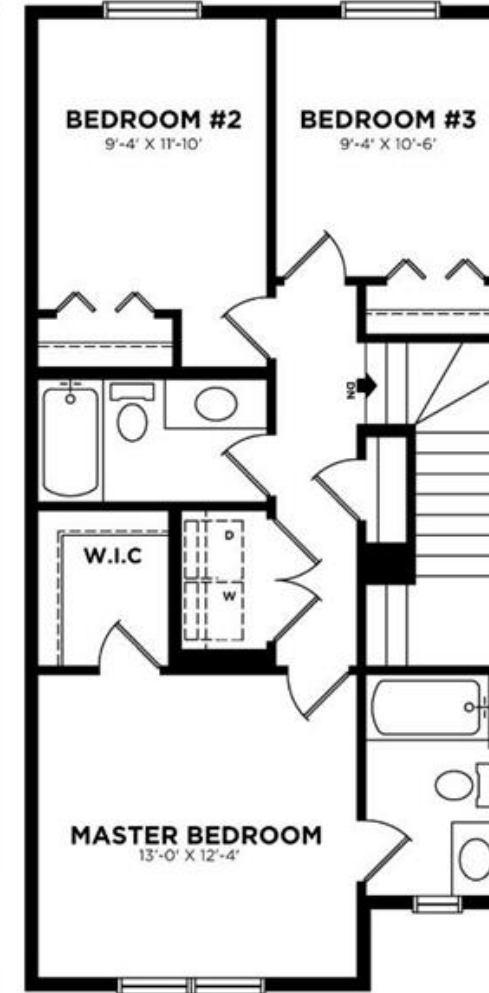
RE/MAX Crown

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

INTERIOR PALETTE - OPTION A



MAIN FLOOR - 773 SQFT



UPPER FLOOR - 718 SQFT

Broadview Homes reserves the right to change plans, features, and specifications without notice. Prices are subject to change without obligation or notice. Square footage is approximate. Elevations, features, and square footages may vary by area.

