



THE
A-TEAM

**RE/MAX
FIRST**

393 HOTCHKISS Drive, Calgary T3S 0J9

MLS® #: **A2187492**

Area: **Hotchkiss**

Listing Date: **01/14/25**

List Price: **\$614,900**

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: **2,749 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,388**

Low Sqft:

Ttl Sqft: **1,388**

DOM

8

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot,Zero Lot Line**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	36`1" x 34`9"
Kitchen	Main	37`6" x 27`8"
2pc Bathroom	Main	18`7" x 16`2"
Bedroom	Upper	31`9" x 27`1"
4pc Ensuite bath	Upper	37`9" x 16`5"
Laundry	Upper	15`4" x 10`11"

Room	Level	Dimensions
Dining Room	Main	27`8" x 34`9"
Office	Main	23`9" x 28`2"
Bedroom - Primary	Upper	41`0" x 38`0"
Bedroom	Upper	31`9" x 27`1"
4pc Bathroom	Upper	26`0" x 16`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **R-G**

Remarks

Pub Rmks: **Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are two good sized bedrooms, a laundry room, and another full bathroom. The side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. The backyard provides a space to customize in the future to make your own with room to build a double garage. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Seton's amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home****

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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



