



THE A-TEAM

RE/MAX FIRST

419 HOTCHKISS Manor, Calgary T3S 0N3

MLS@#: A2187552 Area: Hotchkiss Listing Date: 01/14/25 List Price: \$670,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 2,794 sqft
Lot Shape:

DOM

8
Layout
Beds: 4 (4)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Back Lane, Back Yard, Rectangular Lot
Park Feat: Off Street

Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Int Feat: Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bedroom, Bathroom, Bonus Room, Living Room, Dining Room, etc.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2412024

R-G

Remarks

Pub Rmks:

Welcome to this Stunning EAST FACING 5 BEDROOM BRAND New DETACHED Home! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include a BEDROOM ON MAIN FLOOR WITH 4PC ENSUITE ALONG WITH A POWDER ROOM ON MAIN FLOOR, 2 furnaces, a separate basement entrance and 9-ft ceilings. At the Main Floor as you enter, you're welcomed by a bedroom on your right Side with large windows that flood the room with natural light. The central kitchen boasts a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, equipped with rough-ins for kitchen, and bathroom, along with two egress windows. With R-G zoning, it's ready to be developed into a legal basement suite. Don't miss out on this incredible opportunity—this home won't be on the market for long!

Inclusions:

na

Property Listed By:

PREP Realty

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







