



THE
A-TEAM

**RE/MAX
FIRST**

296 HOTCHKISS Drive, Calgary T3S 0J7

MLS®#: **A2188055** Area: **Hotchkiss** Listing Date: **01/17/25** List Price: **\$699,000**
 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: **3,218 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,858**
 Low Sqft:
 Ttl Sqft: **1,858**

DOM

5
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	38`3" x 42`1"	3pc Bathroom	Main	27`1" x 16`8"
Dining Room	Main	20`9" x 35`10"	Kitchen	Main	44`10" x 35`0"
Living Room	Main	41`3" x 55`3"	3pc Ensuite bath	Second	18`7" x 32`0"
5pc Bathroom	Second	16`8" x 39`1"	Bedroom	Second	30`7" x 33`1"
Bedroom	Main	30`7" x 44`3"	Family Room	Second	31`9" x 30`11"
Laundry	Second	16`8" x 27`1"	Bedroom - Primary	Second	42`8" x 48`2"
3pc Bathroom	Basement	16`5" x 39`1"	Bedroom	Basement	40`5" x 30`1"

Bedroom
Living Room

Basement
Basement

29`9" x 37`2"
45`8" x 41`10"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

39`11" x 38`7"
16`8" x 50`10"

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks:

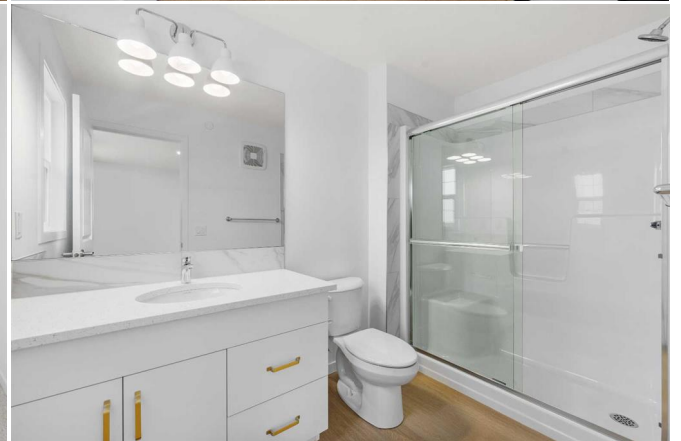
Welcome to this meticulously crafted, brand-new 6-bedroom, 4-bathroom residence offering over 2,500 square feet of luxurious living space, complete with modern finishes and exceptional comfort. The main floor features an open-concept design, including a versatile bedroom with a 3-piece bathroom, a spacious dining area, and an inviting living room, perfect for family gatherings and entertaining. The gourmet kitchen is equipped with contemporary cabinetry, stainless steel appliances, and abundant counter space, making it an ideal space for culinary enthusiasts. Upstairs, you'll find three generously sized bedrooms, including a master bedroom with a walk-in closet and a private ensuite bathroom for added seclusion. Two additional full bathrooms are thoughtfully designed with modern fixtures and are separated by a family area, offering additional privacy from the primary bedroom. The basement includes a two-bedroom development (currently an illegal suite) with a separate entrance, providing extra living space that could be ideal for extended family. Located in a well-connected neighborhood, this home offers easy access to Stoney Trail, parks, shopping centers, and the South Health Campus. Whether you're seeking a family home to grow into or a property with investment potential, this home can accommodate a variety of needs. Don't miss this incredible opportunity—Hurry up call your favorite realtor to schedule your private showing today!

Inclusions:
Property Listed By:

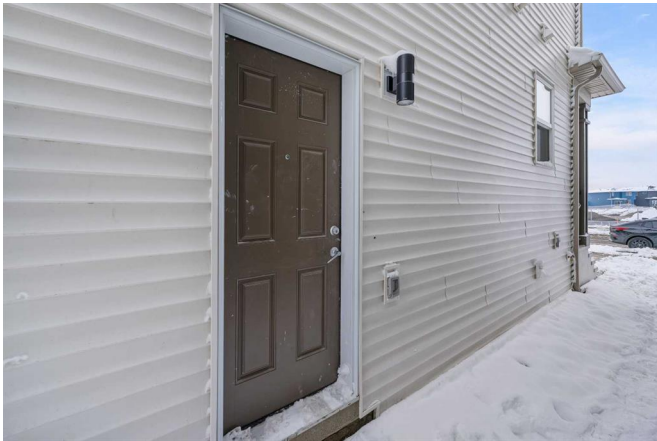
NONE
PREP Realty

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









296 Hotchkiss Dr SE, Calgary, AB

Main Floor Exterior Area 921.14 sq ft



0 4 8 ft PREPARED: 2024/1/21

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

296 Hotchkiss Dr SE, Calgary, AB

2nd Floor Exterior Area 937.65 sq ft

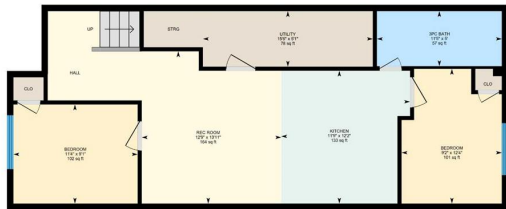


0 4 8 ft PREPARED: 2024/1/21

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

296 Hotchkiss Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 837.19 sq ft



0 4 8 ft PREPARED: 2024/1/21

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.