

423 HOTCHKISS Manor, Calgary T3S 0N3

MLS®#: **A2189264** Area: **Hotchkiss** Listing Date: **01/25/25** List Price: **\$719,000**
 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: **2,791 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,659**
 Low Sqft:
 Ttl Sqft: **1,659**

DOM
8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Playground** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`11" x 12`6"	Bedroom	Upper	9`3" x 10`4"
Bedroom	Upper	9`3" x 10`5"	2pc Bathroom	Main	6`1" x 0`0"
Dining Room	Main	14`4" x 9`6"	Kitchen	Main	11`11" x 13`2"
4pc Bathroom	Upper	5`9" x 9`2"	5pc Ensuite bath	Upper	5`3" x 11`0"
Family Room	Upper	12`11" x 9`6"	4pc Bathroom	Basement	7`5" x 12`0"
Bedroom	Basement	9`9" x 12`0"	Kitchen	Basement	11`8" x 5`5"
Living Room	Basement	8`3" x 19`8"	Furnace/Utility Room	Basement	5`9" x 5`7"

Furnace/Utility Room

Basement

9`1" x 6`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2412024

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to this beautiful, never-occupied home where modern comfort meets practical living. This thoughtfully designed residence features three bedrooms and two and a half bathrooms, creating an ideal setting for both family life and entertainment. The main floor features elegant luxury vinyl flooring throughout, with a separate living room and family room ideal for hosting guests. The open layout includes a dedicated dining area that comfortably accommodates a table for six, along with a spacious gallery-style kitchen equipped with quartz countertops, a chimney hood fan, a built-in microwave, and a gas range. On the upper floor, you will find a generous master bedroom complete with a walk-in closet and a 4-pc en-suite. this level also offers a roomy bonus room, perfect for a home office or an additional smaller living room space, along with two well-sized bedrooms, a laundry room, and a full bathroom. Another standout feature is the Builder developed legal basement suite, complete with one bedroom and a private entrance - perfect for generating rental income or accommodating extended family. The home's quality construction and attention to detail are evident throughout, from the modern finishes to the efficient use of space. Nestled in a thriving neighborhood, this property enjoys proximity to essential amenities including South Health Campus, shopping centers, and quality schools. Nature enthusiasts will appreciate easy access to Sikome Lake and Fish Creek Provincial Park, offering year-round outdoor recreation opportunities. The location provides seamless connectivity to both downtown Calgary and the airport via Stoney Trail and Deerfoot Trail. The surrounding community features excellent facilities, including nearby parks, schools, public transportation, and grocery stores, making this more than just a house - it's a gateway to the Calgary lifestyle you've been dreaming of.

Inclusions:

Property Listed By:

N/A

eXp Realty

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











