



THE
A-TEAM

**RE/MAX
FIRST**

149 HOTCHKISS Way, Calgary T3S0G2

MLS® #: **A2189713**

Area: **Hotchkiss**

Listing Date: **01/23/25**

List Price: **\$924,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **4,081 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,171**
Low Sqft:
Ttl Sqft: **2,171**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Basement	11`2" x 13`7"
Nook	Basement	10`0" x 11`6"
Great Room	Main	13`0" x 13`10"
5pc Ensuite bath	Upper	
Bonus Room	Upper	14`0" x 12`1"
Bedroom	Upper	12`4" x 9`4"
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Basement	10`4" x 13`3"
Nook	Main	10`0" x 12`5"
Kitchen	Main	12`5" x 14`7"
Bedroom - Primary	Upper	13`0" x 14`0"
Bedroom	Upper	9`4" x 12`4"
5pc Bathroom	Upper	
3pc Bathroom	Basement	

Office	Main	6`3" x 7`5"	Legal/Tax/Financial
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Title:		Zoning:	
Fee Simple		R-G	
Legal Desc:	2311477		Remarks

Pub Rmks: **Welcome to the Ashton, a stunning Showhome designed for modern living! This executive home boasts an impressive kitchen featuring a peninsula layout, open shelving in the island, upgraded backsplash tile, and luxurious gold fixtures. Enjoy the convenience of a Smart Home package, energy-efficient upgrades, air conditioning, and a 10' x 7'6" wooden back deck with railing. Inside, you'll find beautifully tiled floors in the ensuite and main bathroom, plus a spacious shower with tiled walls. Additional features include a side entrance, electric fireplace with full-height tile face, and vaulted ceilings in the bonus room. The basement development includes a legal suite, while upgraded lighting, interior finishes, and landscaping complete this exceptional home. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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













