



THE
A-TEAM

**RE/MAX
FIRST**

213 HOTCHKISS Way, Calgary T3S 0G4

MLS®#: **A2190815** Area: **Hotchkiss** Listing Date: **01/30/25** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,486 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot,Street Lighting**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,691**
 Low Sqft:
 Ttl Sqft: **1,691**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|-------------------------|--------------|-----------------------|
| Kitchen | Main | 12`3" x 15`3" | Dining Room | Main | 10`7" x 8`5" |
| Living Room | Main | 11`6" x 22`9" | Office | Main | 5`1" x 6`4" |
| 2pc Bathroom | Main | 4`11" x 5`0" | Bonus Room | Upper | 11`11" x 12`3" |
| Bedroom - Primary | Upper | 11`11" x 12`0" | 4pc Ensuite bath | Upper | 4`10" x 11`7" |
| Bedroom | Upper | 8`4" x 12`7" | Bedroom | Upper | 8`4" x 12`7" |
| 4pc Bathroom | Upper | 4`11" x 9`0" | Laundry | Upper | 4`11" x 6`5" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311477

Remarks

Pub Rmks:

Welcome to the Rayn floor plan—a beautifully designed attached 2-storey home in the sought-after community of Hotchkiss! This brand-new home is loaded with upgrades, offering a perfect blend of modern style and functionality. From the moment you step inside, you'll notice the thoughtful design and high-end finishes throughout. The main floor features luxury vinyl plank flooring, creating a warm yet contemporary feel. The stunning central kitchen is a showstopper, boasting white cabinetry raised to the bulkhead, a classic subway tile backsplash, a chimney hood fan, stainless steel appliances, and elegant white quartz countertops. The oversized island with modern gold hardware and modern pendant lighting makes this space both stylish and functional—perfect for hosting and everyday living. The open-concept dining area offers plenty of space for a large table, making holiday meals and family gatherings a breeze. At the back of the home, the spacious living room is flooded with natural light from floor-to-ceiling windows. A smartly tucked-back entrance leads to a convenient 2-piece powder room. But the unique features don't stop there! A raised homework nook/office wrapped in glass railing overlooks the main living space—ideal for kids, a cozy reading spot or work from home space. Upstairs, a central bonus room offers additional flexible space for a family lounge, playroom, or media area. The primary bedroom is located at the rear of the home, featuring an oversized window, a spacious walk-in closet with custom built-ins, and a beautifully upgraded 4-piece ensuite with dual sinks and a full-size shower. Two additional bedrooms, a full bathroom, and an upper-floor laundry room complete the level. The undeveloped basement comes with a separate side entrance, providing an exciting opportunity to develop a future legal suite (A secondary suite would be subject to approval and permitting by the city/municipality). With ample space to add a two-bedroom unit, this home offers excellent income potential or a private living space for extended family. Located in the vibrant new community of Hotchkiss, this home is close to green spaces, parks, and convenient amenities. Don't miss this opportunity to own a beautifully upgraded new build with endless possibilities!

Inclusions:
Property Listed By:

N/A
Real Broker

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









