



317 HOTCHKISS Common, Calgary T3S0N7

MLS® #: **A2192382** Area: **Hotchkiss** Listing Date: **02/11/25** List Price: **\$890,053**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,085 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**
 Park Feat: **Double Garage Attached**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

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, Gas Cooktop, Gas Water Heater, Microwave, Microwave Hood Fan, Refrigerator**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 12`7"	Great Room	Main	13`0" x 16`7"
5pc Ensuite bath	Upper		Bedroom - Primary	Upper	13`0" x 17`2"
Bonus Room	Upper	14`0" x 12`6"	Bedroom	Upper	10`8" x 11`0"
Bedroom	Upper	10`2" x 12`9"	5pc Bathroom	Upper	
2pc Bathroom	Main		Flex Space	Main	9`2" x 11`0"
Bedroom	Upper	11`7" x 10`8"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **2412024**

Remarks

Pub Rmks: **This stunning NuVista-built home offers exceptional craftsmanship and thoughtful upgrades throughout, featuring a 9' foundation on both the main and basement levels for a spacious, airy feel. The gourmet kitchen is a chef's dream, boasting upgraded appliances, sleek quartz countertops, and ample storage, seamlessly flowing into the open-concept living and dining areas. A cozy gas fireplace adds warmth and elegance to the main living space. The master retreat impresses with a generous walk-in closet and a luxurious 5-piece ensuite, while the upper floor also features a versatile bonus room, perfect for relaxation or entertainment. The walkout basement provides endless potential and opens onto a west-facing backyard, offering breathtaking views of pathways, green space, an environmental reserve, and a tranquil pond. Situated on a traditional-sized lot with an expanded garage for extra convenience, this home perfectly balances comfort, style, and functionality. Photos are representative.**

Inclusions: **Gas fireplace**
Property Listed By: **Bode**

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

