



230 HOTCHKISS Common, Calgary T3S0N1

MLS® #: **A2192383** Area: **Hotchkiss** Listing Date: **02/06/25** List Price: **\$878,405**
 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: **4,154 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

DOM

16
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/Bsmnt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	10`8" x 11`7"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Step into this stunning NuVista-built home, where modern elegance meets thoughtful design. Featuring four spacious bedrooms and 2.5 baths, this home boasts 9' foundation and main floor ceilings, creating an airy, open feel. The gourmet Samsung kitchen appliance package is perfectly paired with quality extended upper cabinets and sleek quartz countertops, making it a chef's dream. A natural gas fireplace with floor-to-ceiling tile adds warmth and sophistication to the living space, while luxury vinyl plank flooring enhances durability and style. The master bedroom offers a luxurious five-piece ensuite, providing a private retreat. With a separate side entrance and a 12' x 10' rear deck ideal for summer BBQs, this home is designed for both comfort and convenience. 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