



THE
A-TEAM

**RE/MAX
FIRST**

126 HOTCHKISS Manor, Calgary T3S 0G1

MLS®#: **A2194964** Area: **Hotchkiss** Listing Date: **02/15/25** List Price: **\$749,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,047**
 Low Sqft:
 Ttl Sqft: **2,047**

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 13`0"	Bedroom - Primary	Upper	13`5" x 12`5"
Family Room	Upper	14`0" x 14`8"	Bedroom	Main	10`5" x 9`0"
Kitchen	Main	10`7" x 11`4"	Bedroom	Upper	12`7" x 11`3"
Dining Room	Main	11`4" x 9`11"	Bedroom	Upper	11`4" x 11`2"
Pantry	Main	3`8" x 3`7"	Laundry	Upper	7`5" x 7`10"
Balcony	Main	9`8" x 10`4"	3pc Bathroom	Main	7`9" x 4`11"
4pc Bathroom	Upper	7`9" x 4`11"	5pc Ensuite bath	Upper	10`1" x 9`7"

Entrance

Main

6`3" x 5`5"

Walk-In Closet
Legal/Tax/Financial

Suite

7`10" x 5`1"

Title:
Fee Simple
Legal Desc:

2311932

Zoning:
R-G

Remarks

Pub Rmks: **This beautiful two-storey home, located in the desirable Hotchkiss SE community, was built in 2023 and is still under warranty. It is clean, well-maintained, and features easy-to-care-for yards. The main level is bright and spacious, offering a bedroom with a full bath, a cozy living/family room, and a dining area. The kitchen boasts built-in appliances, a gas cooktop, a walk-in pantry, and sliding doors that lead to a large deck with a gas hookup for year-round BBQs. The main floor also benefits from large windows, letting in plenty of natural light. Upstairs, you'll find three bedrooms, a bonus room, and a conveniently located laundry room with ample storage. The master bedroom includes a walk-in closet and a luxurious 5-piece ensuite, complete with dual vanities. Two additional generously sized bedrooms share another full bath. Each bathroom is elegantly designed with stylish floor and wall tiles. The walkout basement remains unfinished, offering plenty of potential for your creative touch. The backyard overlooks peaceful farmland, providing a serene view. The double garage and beautifully paved driveway offer plenty of space for your family. This home is ready for you to move in! Book your showing today before it's gone!**

Inclusions:
Property Listed By: **NONE
RE/MAX House of Real Estate**

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











