



THE
A-TEAM

**RE/MAX
FIRST**

140 HOTCHKISS Common, Calgary T3S0N8

MLS® #: **A2200929**

Area: **Hotchkiss**

Listing Date: **03/10/25**

List Price: **\$798,600**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,108 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,546**

Low Sqft:

Ttl Sqft: **2,546**

DOM

33

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater

Int Feat:

Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:

Fee Simple

Legal Desc:

2412024

Zoning:

TBD

Remarks

Pub Rmks: **Introducing The Pierce 2, a beautifully designed home that offers both style and function. The peninsula kitchen is equipped with stainless steel appliances, a Silgranit sink, and a walk-in pantry. The main floor features a flex room and a full bath, while upstairs, a spacious bonus room with a vaulted ceiling provides endless possibilities. The primary bedroom boasts a walk-in closet, and the 5-piece ensuite includes dual sinks with a bank of drawers, a tiled walk-in shower and tiled flooring. Enjoy added natural light with extra windows throughout. The home also includes a side entrance, 9' basement ceilings, LVP throughout the main floor along with a stylish electric fireplace in the great room. Photos are representative.**

Inclusions: **N/A**

Property Listed By: **Bode Platform Inc.**

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





