\$625,000 - 419 Hotchkiss Manor, Calgary

MLS® #A2217341

\$625,000

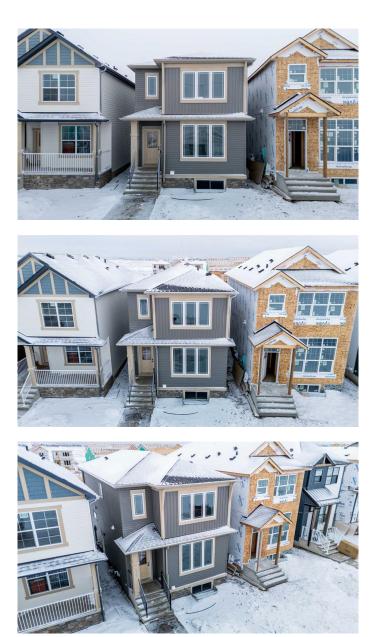
4 Bedroom, 4.00 Bathroom, 1,782 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

PRICED TO SELL !! WHOOO !!! Welcome to this Stunning EAST FACING 4 BEDROOM BRAND New DETACHED Home! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include a BEDROOM ON MAIN FLOOR WITH 4PC ENSUITE ALONG WITH A POWDER ROOM ON MAIN FLOOR, 2 furnaces, a separate basement entrance and 9-ft ceilings. At the Main Floor as you enter, you're welcomed by a bedroom on your right Side with large windows that flood the room with natural light. The central kitchen boasts a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout.

Venturing Upper Floor, you'II find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece

bathroom. Basement comes with a separate entrance, 2 Furnaces, equipped with rough-ins for kitchen, and bathroom, along with two egress windows. With R-G zoning, it's ready to be developed into a legal basement suite. Don't miss out on this incredible opportunity—this home won't be on the market for long!



Essential Information

| MLS® # | A2217341 |
|----------------|-------------|
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,782 |
| Acres | 0.06 |
| Year Built | 2024 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 419 Hotchkiss Manor |
|-------------|---------------------|
| Subdivision | Hotchkiss |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0N3 |

Amenities

| Amenities | Playground |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |
|-------------------|---|
| Appliances | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Partially Finished |

Exterior

Exterior Features None

| Lot Description | Back Lane, Back Yard, Rectangular Lot |
|-----------------|---------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| May 2nd, 2025 |
|---------------|
| 54 |
| R-G |
| 210 |
| ANN |
| |

Listing Details

Listing Office PREP Realty

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