

# \$774,900 - 262 Hotchkiss Manor Se, Calgary

MLS® #A2235641

**\$774,900**

4 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to this Modern 4 bedroom (1 Bedroom on the main) 3 bath home where contemporary design meets family-friendly functionality in the vibrant community of Hotchkiss. This beautifully crafted home spans almost 2,100 sq. ft., offering 4 spacious bedrooms, including a rare main-floor bedroom with a full bathroom – ideal for hosting guests or providing privacy for multi-generational families. Step into an open-concept dining area and lifestyle room, designed to make gatherings seamless and memorable. The soaring open-to-above living room brings an airy feel, while the electric fireplace adds a cozy touch for intimate evenings. The entertainment potential extends outdoors with a walkout lot and a generous 15' x 20' deck, complete with an exterior gas line for future BBQs, perfect for enjoying Calgary's long warm summer evenings. The kitchen is a chef's dream, featuring an upgraded layout with a stylish chimney-style hood fan, built-in microwave, extra storage drawers, elegant quartz countertops, a large island and modern two tone cabinets. The thoughtful design carries throughout with black interior hardware and knockdown ceiling textures, lending a modern edge to every room. Upstairs, discover three more spacious bedrooms including a luxurious primary suite featuring a step-in shower – a perfect retreat after a long day. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece



bathroom”with dual sinks”ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, This home provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235641    |
| Price          | \$774,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,088       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 262 Hotchkiss Manor Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3S 0J8 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas                                           |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished, Walk-Out                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Wood Frame                  |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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