

\$659,900 - 171 Hotchkiss Manor Se, Calgary

MLS® #A2241108

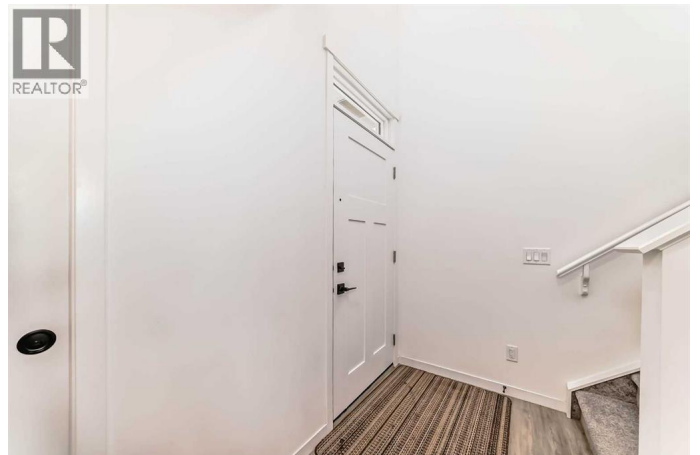
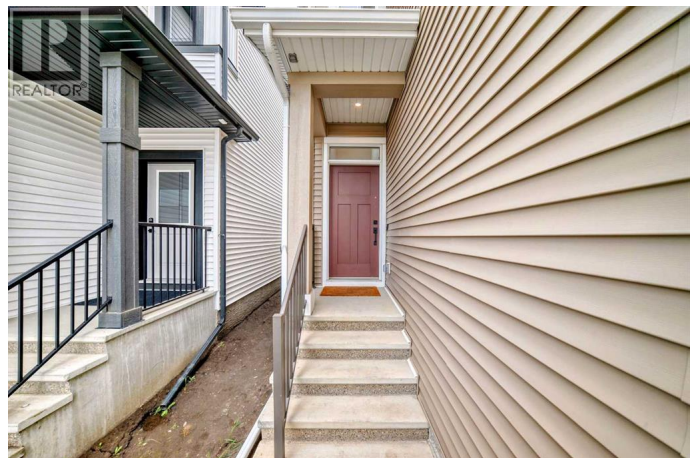
\$659,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Single Family on 0.07 Acres

Hotchkiss, Calgary, Alberta

Back on market. Previous firm deal colapsed. Presenting an exceptional opportunity to own a beautifully designed two-storey home, encompassing just under 1,700 square feet of thoughtfully planned living space. This residence is less than one year old and remains protected under the comprehensive new home warranty, offering both peace of mind and lasting value. The main floor boasts 9-foot ceilings and durable luxury vinyl plank flooring, creating an open and welcoming atmosphere. A dedicated pocket office offers the ideal workspace for remote professionals or academic pursuits. The gourmet kitchen is outfitted with full-height cabinetry, premium stainless steel appliances, a gas stove, and a chimney-style hood fan, combining functionality with modern aesthetics. The adjacent living room features a stylish accent wall and a portable fireplace, perfect for intimate gatherings and everyday comfort. The upper level comprises three well-proportioned bedrooms, including a spacious primary suite complete with a private ensuite bathroom. A bonus room provides additional versatile living space, and a conveniently located laundry area enhances day-to-day efficiency. The basement includes a separate side entrance and a rough-in for a future bathroom, offering excellent potential for future development or a legal secondary suite (subject to city approval). Ideally located with easy access to Stoney Trail and in close proximity to East Hills Shopping Centre, this home offers the perfect



blend of suburban tranquility and urban convenience. A must-see for discerning buyersâ€™ schedule your private viewing today.
(id:6289)

Built in 2023

Essential Information

Listing #	A2241108
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,696
Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	171 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
Province	Alberta
Postal Code	T3S0G5

Amenities

Amenities	Playground
Features	PVC window, No Smoking Home, Level
Parking Spaces	2
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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