



GRASSROOTS
REALTY GROUP

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419 Hotchkiss Manor
Calgary, Alberta

MLS # A2217341



\$625,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

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 rlight 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'll 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!