



GRASSROOTS
REALTY GROUP

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171 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2224511



\$694,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	NONE		

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 buyers—schedule your private viewing today.