



GRASSROOTS
REALTY GROUP

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262 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2235641



\$774,900

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,088 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | No Neighbours Behind, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, No Animal Home, No Smoking Home | | |

Inclusions: n/a

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.