



GRASSROOTS
REALTY GROUP

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121 Hotchkiss Way SE
Calgary, Alberta

MLS # A2237090



\$589,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	NA
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WELCOME to the Glamour of former SHOW HOME!! Beautiful home that comes with all the UPGRADES of show homes AND A SEPARATE ENTRANCE!! You will be pleasantly impressed the moment you walk into this home-Drink in to the grand openness of the home that creates a great sense of space and comfort!! Impeccable design high ceiling home with a modern & functional floor plan; the uniqueness of the home is complimented by luxury vinyl flooring with an abundance of natural light throughout adding to the GRANDEUR of the design. The home also comes Loaded with TONES of UPGRADES: High End Quartz counters, TOP of the RANGE Stainless Steel appliances, Beautiful Chrome Chandeliers and Chrome Faucets throughout, high end LED lighting, and many more. The modern KITCHEN boasts Quartz counter tops with Island eating bar, Plenty of cabinetry space and dining area. Up the UPGADED railing staircase to the second floor where you'll find, 3 bedrooms including the Master bedroom with it's own ensuite featuring DOUBLE VANITY and a large walk-in closet. The secondary entrance provides the perfect opportunity for a future basement development, offering flexibility and potential for additional living space or rental income. As a bonus the home comes with Central AC system for those hot summers. A Great Place to call Home! Check out our 3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour to view all the 3 floors.