



GRASSROOTS
REALTY GROUP

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144 Hotchkiss Common SE
Calgary, Alberta

MLS # A2241986



\$849,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,553 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for many future basement development options. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. Situated in Hotchkiss, a smaller, quiet community neighbouring Mahogany and convenient to all of the 130th Ave shops and amenities. There are so many great features coming up in this family friendly neighbourhood including childcare centres, a school and over 40 acres of wetlands with a pathway system and play areas.