



GRASSROOTS
REALTY GROUP

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10 Hotchkiss Parade SE
Calgary, Alberta

MLS # A2243085



\$491,000

Division:	Hotchkiss		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,504 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: NA

Experience the perfect blend of function, style, and setting in this beautifully finished 3-bedroom, 2.5-bathroom townhome, complete with a spacious double car garage and thoughtfully upgraded interior. Set within one of Calgary's most nature-forward communities, this home offers modern finishes, open-concept living, and access to a rare, preserved natural wetland—all just minutes from the essentials. From the moment you enter, you're welcomed by contemporary luxury vinyl plank flooring that runs through the lower entry, main living area, bathrooms, and laundry—durable, stylish, and easy to maintain. Plush carpet with 8lb underlay adds warmth to the upper stairs, hallway, and all three bedrooms. A 9' ceiling on the main level and 8' upstairs provide an airy, open feel, while a curated contemporary lighting package adds to the modern appeal. The kitchen is designed to impress with slab-profile cabinets, soft-close drawers, polished white quartz countertops, and a striking tile backsplash. Upgraded stainless steel appliances—including a French-door refrigerator, over-the-range microwave, electric range, and dishwasher—offer function without compromising style. An integrated eating bar and defined dining area make the heart of the home both social and efficient. A balcony just off the main living area gives you space to enjoy fresh air or fire up the BBQ using the built-in natural gas line. Whether it's morning coffee or evening wine, it's your private retreat outdoors. Upstairs, the home's three bedrooms include a generous primary suite with its own quartz-finished ensuite, complete with tile backsplash and chrome fixtures. Two additional bedrooms are perfect for family, guests, or a home office, while a second full bathroom and upper-level stacked laundry offer practical

convenience. With a double attached garage, you'll have plenty of space for parking, storage, or weekend gear—whatever suits your lifestyle. Beyond the home itself, this master-planned community brings you closer to nature and connection. At its heart lies a 30-acre wetland reserve, complete with a scenic boardwalk, viewing deck, and bird blind—a peaceful escape surrounded by cattails, aquatic plants, and native wildlife. The wetland connects to a wider network of pathways, playgrounds, green spaces, and even a community greenhouse and shared garden. You're also just minutes from shopping and dining in Mahogany and Copperfield, the South Health Campus, and commuter routes like Stoney Trail and 52 Street, making everyday errands and work commutes effortless. Spacious, stylish, and part of something truly special—this townhome is more than just a place to live. It's a space to grow, connect, and thrive.