



GRASSROOTS
REALTY GROUP

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132 Hotchkiss Gate SE
Calgary, Alberta

MLS # A2246515



\$589,000

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,695 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: none

OPEN HOUSE SEP 27 - 12:30 -2:00PM Welcome to this stunning 3-bedroom semi-detached home, perfectly positioned facing open green space with walking access to an upcoming school and commercial hub, and just minutes from Stoney Trail for quick city connectivity. The heart of the home features a chef-inspired kitchen with a GAS STOVE, QUARTZ COUNTERTOPS, CEILING-HEIGHT CABINETS, and a stylish GRANITE SILL SINK. The main floor also includes a dedicated office area and a separate den with a door, ideal for remote work, guests, or extra privacy. This thoughtfully designed home offers 2.5 bathrooms, including a spacious primary bedroom with a private ensuite. The upper-level family room provides the perfect space for relaxing, movie nights, or a kids' play area. Enjoy year-round comfort with CENTRAL AIR CONDITIONING, a SMART THERMOSTAT, and AUTOMATIC BLINDS, all complemented by LUXURY VINYL PLANK FLOORING THROUGHOUT—no carpet anywhere. The UPSTAIRS LAUNDRY adds convenience to daily living, and the OVERSIZED REAR DECK is perfect for entertaining outdoors. Plus, a SEPARATE ENTRANCE TO THE BASEMENT offers easy access for future development or potential rental income opportunities. TWO PARKING SPOTS IN THE REAR and multiple street parking in front. This home is the perfect blend of style, comfort, and investment potential—don't miss your chance to make it yours!