



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**419 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2255795**



**\$669,000**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**PRICED TO SELL!! WHOOO!!!** Welcome to this Stunning East-facing 6-bedroom New DETACHED Home! This brand-new house COMES WITH Key highlights include a BEDROOM ON MAIN FLOOR WITH 4PC ENSUITE ALONG WITH A POWDER ROOM ON MAIN FLOOR, 2 BEDROOM LEGAL SUITE, 2 furnaces, a separate basement entrance and 9-ft ceilings IN BASEMENT, thoughtfully designed with modern features and ample space. As you enter the Main Floor, you're welcomed by a bedroom on your right side with large windows that flood the room with natural light along with a 4pc ensuite. The central kitchen boasts a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Don't miss out on this incredible opportunity—this home won't be on the market for long!