



GRASSROOTS
REALTY GROUP

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419 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2262362



\$659,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

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

Inclusions: n/a

PRICED TO SELL!!!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 and don't miss the bonus room. As you visit the basement, you will find two good-sized bedrooms, kitchen area and a 4pc washroom for a complete separate living which one can use as MORTGAGE HELPER. Don't miss out on this incredible opportunity—this home won't be on the market for long!