



GRASSROOTS
REALTY GROUP

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477 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2263343



\$576,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package.		

Move-In Ready | The Concord II by Broadview Homes | 1,717 SqFt | 3 Bedrooms + Flex Room | 2.5 Bathrooms | Legal Suite Ready (Subject to City Approval). Welcome to The Concord II by Broadview Homes – a beautifully designed, move-in ready home offering 1,717 square feet of stylish and functional living space. Thoughtfully crafted to meet the needs of today's modern family, this brand new home features an open-concept layout that seamlessly connects the gourmet kitchen, great room, and dining nook – perfect for both everyday living and entertaining. The main floor also includes a versatile flex room, ideal as a home office, guest bedroom, or playroom, with optional floor plans available to tailor the space to your needs. A spacious foyer and thoughtfully placed half bath complete this beautifully flowing main level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a large walk-in closet and a private 4-piece ensuite. A second full bathroom, upper-level laundry, and an inviting central hallway make for a practical and comfortable family layout. Every detail has been designed with care and quality, including 9' main floor ceilings for an open, airy feel, high-efficiency triple-pane vinyl windows, engineered floor system, tile flooring in all wet areas, superior carpet, and a wide range of luxury vinyl plank options. The chef-inspired kitchen is completed with granite countertops, soft-close cabinets from Wildwood Cabinets extended to the ceiling, and a full stainless steel appliance package featuring a gas range, chimney-style hood fan, and built-in microwave. This home also features a 200 AMP electrical panel and is equipped with pot lights in the kitchen and other thoughtful upgrades throughout. The basement is legal suite ready (subject to city approval) and includes a separate side entrance,

9’ ceilings, a second furnace with HRV, kitchen rough-in, and laundry rough-in — offering fantastic potential for rental income or multigenerational living. With Broadview Homes’ commitment to exceptional craftsmanship and quality finishes, The Concord II delivers luxury, flexibility, and long-term value. Book your private showing today and explore everything this brand new home has to offer!