



GRASSROOTS
REALTY GROUP

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129 Hotchkiss Way SE
Calgary, Alberta

MLS # A2263344



\$595,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2025 (1 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	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Builder's Appliance Package		

Discover this brand-new build by Broadview Homes — the Concord II, thoughtfully designed for effortless living. With 1,793 sqft, 3 bedrooms and 2.5 baths, this former show-home is show-ready and waiting for you. The open and airy floor plan provides you with ample living space. The front living room is framed with large windows, creating a comfortable and bright space to relax and unwind. The central kitchen features a generous island with bar-stool seating and flows directly into your rear dining room — the mud room and back door open seamlessly to bring indoor/outdoor living to life. A second living space on the main level opens to both the kitchen and dining areas, making it a true entertainer's layout. Upstairs the 3 bedrooms and 2 bathrooms cater ideally to your family. The primary bedroom serves as a private oasis, complete with a walk-in closet and a luxurious 5-piece ensuite with dual-vanity sink. Bedrooms 2 & 3 share the main 4-piece bath. Upper level laundry adds ultimate convenience, positioned right near your bedrooms. Throughout the home you'll find 9' ceilings for an open, airy environment, pot-lighting, high-quality cabinetry from Wildwood with soft-close drawers and doors, an engineered floor system with tile in all wet areas, superior carpet in the bedrooms and an array of LVP choices, and built-in speakers to elevate your lifestyle. Outside boasts a rear deck, lane access and a 2-car parking pad. Move in with confidence and immediate style.