



**GRASSROOTS**  
REALTY GROUP

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**50 Hotchkiss Drive SE**  
**Calgary, Alberta**

**MLS # A2268313**



**\$599,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Basement - Refrigerator, Dishwasher, Microwave/Hoodfan Combo, Electric Stove

Boxing Day pricing starts NOW &mdash; brand-new specs, brand-new savings. UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT. This brand-new &ldquo;Rayn&rdquo; pairs stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance&mdash;perfect for rental revenue or multi-generational living. It&rsquo;s one of the best 2-bedroom suite layouts you&rsquo;ll see, with a thoughtfully planned use of space that makes furnishing (and renting) easy from day one. Inside, the main level impresses with warm natural vinyl plank flooring and modern finishes throughout. The central kitchen is the showpiece: natural wood-tone cabinetry to the bulkhead, modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps an oversized island&mdash;ideal for coffee catch-ups or weekend entertaining. The dining area sits perfectly between kitchen and living, comfortably fitting an extended table for holidays. At the rear, the living room features floor-to-ceiling windows for great light, plus a smartly tucked back entry with a 2-piece bath. Two unique spaces elevate daily life: a versatile flex room just off the kitchen (home office, playroom, or gym) and a raised homework/tech nook overlooking the main floor&mdash;clean, functional, and surprisingly fun. Upstairs, a cozy bonus room anchors the level (movie nights, play space, or reading corner). The primary retreat sits quietly at the back with an oversized window, a generous walk-in closet, and a stylish 4-piece ensuite featuring dual sinks and a full-size shower. It feels like it belongs in a much larger home. Hotchkiss is one of southeast Calgary&rsquo;s newest master-planned communities, celebrated for its wide-open prairie and mountain vistas, quick connectivity, and nature-first design. Framed by Stoney Trail

and Highway 22X for easy commuting—and just minutes to nearby Mahogany and Seton—Hotchkiss puts shopping, services, the South Health Campus, and daily essentials within easy reach. The community is anchored by a 30-acre natural wetland with boardwalks and pathways, part of a broader green network that's planned to include roughly 51 acres of park space and trails, creating a true outdoor playground for walking, jogging, and wildlife watching. Family-friendly planning is central here, with future amenities that include a K-9 school and about four acres of neighbourhood commercial, plus new parks and play areas as the community builds out across its ~237 acres. In short, Hotchkiss offers the calm of nature, the convenience of the southeast, and the promise of a thoughtfully connected community as it grows.