



GRASSROOTS
REALTY GROUP

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171 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2269301



\$639,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	NONE		

Welcome to this stunning nearly-new two-storey home that perfectly blends modern design, comfort, and functionality. Offering just under 1,700 sq. ft. of thoughtfully planned living space, this beautifully crafted residence is still protected by a comprehensive new home warranty, ensuring peace of mind for years to come. The main floor impresses with 9-foot ceilings and durable luxury vinyl plank flooring, setting the stage for a bright and inviting open-concept layout. A dedicated pocket office provides the ideal workspace for remote professionals or students. The gourmet kitchen is a true showpiece, featuring full-height cabinetry, premium stainless steel appliances, a gas range, and a chimney-style hood fan—combining everyday practicality with upscale style. Adjacent to the kitchen, the living room offers a cozy retreat highlighted by a stylish accent wall and a portable fireplace, creating the perfect space for relaxing or entertaining. Upstairs, you’ll find three well-appointed bedrooms, including a spacious primary suite with a private ensuite bathroom. A versatile bonus room adds extra living or play space, while a conveniently located laundry area enhances everyday functionality. The basement offers exceptional potential with a separate side entrance and a rough-in for a future bathroom—ideal for future development or a legal secondary suite (subject to city approval). Located just minutes from East Hills Shopping Centre and offering quick access to Stoney Trail, this home delivers the best of suburban tranquility and urban convenience. A must-see for discerning buyers—schedule your private showing today!