



**GRASSROOTS**  
REALTY GROUP

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**418 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2270039**



**\$699,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this thoughtfully designed 4 bedroom home, in one of the area's most desirable and accessible new communities - Hotchkiss. This beautiful 2129 SF home with a double car front attached garage offers the perfect balance of living space, comfort, style, and convenience—featuring sweeping views of the mountains and easy access to Stoney Trail. Step inside to find an open-concept floor plan filled with natural light, high ceilings, and modern finishes throughout. The spacious main floor features a large flex room suitable for a home office, and flows seamlessly into a gourmet kitchen complete with upgraded Samsung stainless steel appliances, quartz countertops, and a generous island—perfect for entertaining or casual meals. Upstairs, the primary bedroom is your personal retreat with large windows, a WIC and ensuite. Three extra bedrooms and a spacious bonus room provide ample space for entertaining, as well as comfortable accommodations for family and guests. Photos are representative.