



GRASSROOTS
REALTY GROUP

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378 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2270264



\$684,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to your new home in one of the area's most desirable and accessible new communities - Hotchkiss. This beautifully designed 2040 SF home with a double car front attached garage offers the perfect balance of 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 5-piece ensuite with soaker tub and separate shower. Two extra bedrooms and a spacious bonus room provide ample space for entertaining, as well as comfortable accommodations for family and guests. Photos are representative.