GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

167 Hotchkiss Manor SE Calgary, Alberta

MLS # A2277361

$719,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, 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: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: All TV Wall Mounts, Tire Racks in Garage, Electric Fireplace and Mantle in Basement

Welcome to this beautifully maintained home located in the vibrant and growing community of Hotchkiss in southeast Calgary. Thoughtfully designed with modern living in mind, this residence offers a bright, open-concept main floor that is ideal for both everyday living and entertaining. Large windows flood the space with natural light, while contemporary finishes and a functional layout create a warm and inviting atmosphere. Custom electric blinds throughout the home add a touch of luxury and everyday convenience. The upper level features three generously sized bedrooms, including an impressive primary retreat designed for comfort and privacy. The primary bedroom is complete with a spacious five-piece ensuite showcasing dual vanities, a soaker tub, and a separate shower, along with his-and-her walk-in closets that provide exceptional storage. The additional bedrooms are perfect for family, guests, or a home office. The fully developed lower level offers versatile additional living space, ideal for a recreation room, media area, or home gym. Outside, the low-maintenance yard allows you to spend more time enjoying the nearby parks, pathways, and green spaces. Conveniently located close to major roadways, future schools, shopping, and amenities, this home presents an excellent opportunity to own a modern, move-in-ready property in one of Calgary’s newest communities.

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