



**GRASSROOTS**  
REALTY GROUP

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## 487 Hotchkiss Manor SE Calgary, Alberta

**MLS # A2277923**



**\$608,800**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Introducing the Elliot by Broadview Homes, a brand new home designed with everyday functionality and modern living in mind. This thoughtfully planned property includes a side entrance, walk-in closets in every bedroom, and an upper-level bonus room, offering a smart layout in the southeast Calgary community of Hotchkiss. From the covered front porch, you're welcomed into a flexible front room that works well as a home office, playroom, or quiet retreat. The main living area features an open-concept design, with a kitchen centered around a functional island and ample cabinetry, flowing seamlessly into the dining nook and a spacious great room highlighted by an electric fireplace. A convenient powder room and a well-planned rear entry with a large closet complete the main floor. The side entrance and basement rough-in provide excellent flexibility for future lower-level development. Upstairs, two secondary bedrooms each feature walk-in closets and are separated by a centrally located bonus room, offering a practical balance of shared and private space. A dedicated laundry room adds everyday convenience. The primary bedroom is generously sized and includes a walk-in closet and a private ensuite with a tub and shower combination. Hotchkiss is a newly developing southeast Calgary community known for its mountain views, open green spaces, and boardwalk pathways surrounding a 30-acre wetland. Future plans include parks, gathering spaces, schools, and nearby commercial amenities. With quick access to Stoney Trail and 22X, commuting to shopping, the South Health Campus, Seton YMCA, and surrounding areas is easy and convenient. This is an excellent opportunity to own a brand new home in one of southeast Calgary's newest master-planned communities.

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