



GRASSROOTS
REALTY GROUP

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324 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2281184



\$549,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Utility sink in the mudroom

A beautifully maintained 2024-built detached home offering 3 bedrooms, 2.5 bathrooms, and a smart layout designed for modern living. The bright main floor features a versatile flex room, ideal for a home office, playroom, or sitting area, along with a convenient utility sink that adds everyday practicality and can easily be converted into a dog wash. The kitchen is both functional and flexible, featuring a gas stove with the option to convert to electric, while central air conditioning ensures year-round comfort. Upstairs, you will find 3 well-sized bedrooms, including a comfortable primary retreat. The basement is ready for future development, with rough-ins already in place, offering excellent long-term potential. Step outside to a low-maintenance backyard designed for easy living, complete with a gas BBQ hookup and a firepit area perfect for entertaining. The rear parking pad includes an upgraded electrical outlet, ready for future garage development or vehicle plug-in. An added awning over the front entrance enhances curb appeal and functionality. Located in the growing community of Hotchkiss, this move-in-ready home blends the benefits of newer construction with thoughtful upgrades already completed. Simply move in and enjoy.