



GRASSROOTS
REALTY GROUP

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423 Hotchkiss Manor
Calgary, Alberta

MLS # A2283550



\$619,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, French Door, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

"New Home" - in SE Calgary and built by the reputable Broadview Homes only 2 years ago with active new home warranty coverage which would be transferred to new owner. Over 2350 sq ft of living space; luxury vinyl plank & functional/open floor plan and includes a legal basement suite with separate, side entrance with all appliances. Very decent home - bright, lots of light, open floor plan with spacious living & dining area. Upgraded Gourmet kitchen - includes quartz counter-top, built-in microwave oven, generous cabinetry space, substantial lightings, kitchen island space and bonus/flex space in the upper floor. For sale by first & only owner with over \$27,000 in upgrades. Decent location - close to amenities, walking paths, parks, and lots of green spaces for exploration. Decent Sized Rooms & Baths - primary bedroom also features a walk-in closet and a generous 5pc ensuite bath with double vanity. Other Features include - front patio, sizeable deck, two in-unit laundry for each unit. Great Amenities around - extensive bike paths, parks, gorgeous scenery etc. Few mins away from Stoney Trail and lots of choice locations. Priced to Sell. Book your showing today and explore this beauty.