



**GRASSROOTS**  
REALTY GROUP

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**432 Hotchkiss Drive SE**  
**Calgary, Alberta**

**MLS # A2286626**



**\$494,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,264 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, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to the Cari, a beautifully designed home where modern style meets everyday functionality. With 1,264 sq. ft. of thoughtfully planned living space, this 3-bedroom, 2.5-bathroom residence is crafted to elevate your lifestyle while offering room to grow. From the moment you arrive, the curb appeal is undeniable with a landscaped front yard that sets the tone for the elegance inside. Step through the front door and into the bright and open main level, where luxury vinyl plank flooring seamlessly connects the living, dining, and kitchen areas. The heart of the home is the stunning L-shaped kitchen, featuring sleek two-tone cabinetry, gleaming quartz countertops, a central island, and stainless steel appliances that make cooking and entertaining both effortless and enjoyable. The open-concept design ensures that whether you're hosting family dinners or relaxing with friends, every space feels welcoming and connected. Upstairs, the layout is just as impressive. The serene primary retreat offers the perfect escape, complete with a spa-inspired ensuite finished with quartz countertops and modern fixtures. Two additional generously sized bedrooms, along with a stylish full bathroom, provide plenty of space for family or guests. Convenience continues with an upper-level laundry room, designed with luxury vinyl tile flooring for both style and durability. The lower level holds endless potential with a 9' foundation height and thoughtful rough-ins for a 3-piece bathroom and a wet bar sink. A separate side entrance adds flexibility for a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). Every detail of the Cari has been carefully considered, from the knockdown ceiling texture to the quality finishes throughout. This is more than a home—it's a place designed to adapt to your lifestyle and grow with you.

Located in one of Calgary's newest and most exciting communities, Hotchkiss is a neighborhood where modern living meets natural beauty. Nestled in the southeast, Hotchkiss offers a perfect balance of peaceful surroundings and urban convenience. Residents enjoy easy access to scenic pathways, parks, and green spaces, creating a community where outdoor living thrives. Families will appreciate the close proximity to schools, recreational amenities, and shopping, while commuters benefit from convenient connections to major roadways, making every part of the city accessible. With its vision for thoughtful planning and vibrant streetscapes, Hotchkiss is more than a place to live—it's a place to belong. The Cari is not just a home; it's an opportunity to enjoy stylish comfort in a thriving, growing community