



**205 Hotchkiss Road SE
Calgary, Alberta**

MLS # A2298803



\$499,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,255 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to the Zane at 205 Hotchkiss Road SE, a thoughtfully designed home celebrated for its open-concept layout and flexible living spaces. Perfectly suited for modern families, this home offers the ideal setting for connection, comfort, and everyday living. Step inside to a bright and inviting foyer, highlighted by a contemporary painted spindle railing. The main floor showcases a spacious, open layout that seamlessly blends the kitchen, dining, and lifestyle areas—perfect for entertaining or relaxing with family. The kitchen is a true centerpiece, featuring quartz countertops, stainless steel appliances, a built-in microwave, and a stylish chimney hood fan, offering both functionality and modern appeal. Designed with versatility in mind, the home’s adaptable bedroom spaces provide flexibility for growing families, guests, or a home office. Enjoy the added benefit of a west-facing backyard, ideal for soaking up afternoon and evening sun, while the natural wetland feature at your doorstep offers peaceful views and a connection to nature. Additional upgrades include durable luxury vinyl plank flooring and energy-efficient triple-pane windows for year-round comfort. The unfinished basement expands your possibilities with a 9-foot foundation height, wet bar rough-in, and a separate side entrance—creating excellent potential for future development. First-time buyers may be eligible for a GST rebate—contact your Realtor or sales team for more details.