



GRASSROOTS
REALTY GROUP

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94 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2132815



\$754,400

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,129 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Madison II in the new community of Hotchkiss. This home features a welcoming open concept main floor with a spacious flex room and upgraded kitchen. The kitchen cabinets include a chimney hood fan, built-in microwave, gas range and stone countertops. A perfect space for family gatherings and entertaining. The upper floor accommodates a large bonus room and 4 spacious bedrooms. The primary bedroom includes a spa-like bathroom with a double sink vanity, tile shower and tub. It also includes a large walk-in closet. The convenient upper floor laundry features built-in wire shelving. Photos are representative.