



**184 Hotchkiss Way SE**  
**Calgary, Alberta**

**MLS # A2145598**



**\$699,000**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Welcome to your pristine, never-lived-in detached home, perfectly nestled in a serene neighborhood. This modern abode offers an ideal blend of style, functionality, and comfort, boasting a spacious layout designed to accommodate every aspect of contemporary living. Upon entry, you are greeted by an inviting main floor featuring a versatile flex room, perfect for a home office, guest suite, or entertainment area, catering to your evolving lifestyle needs. The seamless flow leads to an expansive living area, where natural light floods through large windows, illuminating the elegant interior finishes and high ceilings that enhance the sense of openness. The heart of this home is the kitchen, meticulously crafted with sleek cabinetry, premium appliances, and a generous island, ideal for culinary enthusiasts and casual gatherings alike. Adjacent is the dining area, offering a view of the backyard through sliding glass doors, creating a tranquil retreat for morning coffees or evening dinners. Upstairs, discover three well-appointed bedrooms, each designed with comfort in mind, featuring ample closet space and plush carpeting. The master suite exudes luxury with its private ensuite bath, featuring dual sinks and a spacious shower, providing a sanctuary for relaxation. Adding to its allure, this home includes a separate entrance to the basement, promising potential for additional living space or rental income opportunities, tailored to your individual needs. Don't miss your chance to make this exceptional residence your own.