



**250 Hotchkiss Manor SE
Calgary, Alberta**

MLS # A2153733



\$767,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This property features three bedrooms and two and a half bathrooms, with a foundation and main floor boasting impressive 9-foot ceiling heights. The kitchen is equipped with an upgraded Samsung gourmet appliance package and high-quality cabinets, including extended upper cabinets. Throughout the home, you'll find elegant quartz countertops and luxury vinyl plank flooring on the main floor. An electric fireplace adds a touch of warmth and ambiance. The upper floor includes a convenient laundry area with linen storage. Outdoors, there's an 11' x 10' rear deck, perfect for summer barbecues, and the home also includes a walk-out basement for added convenience. Photos are representative.