



**351 Hotchkiss Manor SE
Calgary, Alberta**

MLS # A2161211



\$729,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 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:	Level		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Step into the Abbott, where modern design meets everyday comfort in a home that offers everything you need. With 1799 sq. ft. of well-planned space, this property invites you to enjoy a lifestyle of ease and style. The open-concept main floor is perfect for both family meals and entertaining, with a sleek kitchen that flows into a cozy living area. A flex room on the main floor adds versatility, ideal for a home office, playroom, or quiet space. Upstairs, the spacious primary bedroom features an inviting ensuite for a relaxing retreat. Each bedroom includes a walk-in closet, ensuring ample storage. The west-facing backyard offers a peaceful outdoor area to unwind. The Abbott is the perfect place to call home. *Photos are representative.*