



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

403 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2186758



\$719,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions:	None
--------------------	------

Welcome to 403 Hotchkiss Manor SE—a brand-new, never-occupied turnkey home in Hotchkiss community! Known for its wide-open spaces and prime location, this neighborhood is just 14 km from Calgary Airport and 10 km from downtown Calgary. With quick access to the Calgary Ring Road (Stoney Trail), getting anywhere in the city is effortless. Step inside to discover a spacious and inviting living room, a stylish dining area, and a beautifully upgraded chef’s kitchen—perfect for both entertaining and everyday living. The upper level features three generously sized bedrooms, including a master ensuite designed for comfort and relaxation, two full bathrooms, and a conveniently located laundry area. The basement offers a one-bedroom legal suite with a private entrance, making it an excellent mortgage helper or extra living space. The backyard is complete with a builder-built deck, ready for you to enjoy. Contact your favorite realtor to book your showing today and experience everything this home has to offer!