



GRASSROOTS
REALTY GROUP

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

393 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2187492



\$549,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are two good sized bedrooms, a laundry room, and another full bathroom. The side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. **This home also comes complete with full front and backyard

landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. If not completed this year, landscaping will be finalized in 2026. The backyard provides plenty of space to build a double garage in the future. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Seton's amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential.