



GRASSROOTS
REALTY GROUP

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364 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2195997



\$549,800

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,265 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover your dream starter home in the thriving community of Hotchkiss! This affordable luxury half-duplex offers the perfect blend of style, comfort, and modern amenities. Situated on a desirable CORNER LOT, this brand-new laned property is designed to impress with its 3 spacious bedrooms, 2.5 baths, and SOARING HIGH CEILINGS that create an open, airy feel throughout. Large windows ensure abundant natural light and warmth, while luxury finishes, including UPGRADED LIGHTING and premium faucets with stylish BLACK PACKAGE HARDWARE, add a touch of elegance. Safety is prioritized with an inbuilt SPRINKLER SYSTEM. The heart of this home is its stunning kitchen, featuring an UPGRADED REFRIGIRATOR with a water line connection, a GAS STOVE for precise cooking control, a BUILT-IN MICROWAVE for convenience, and an EXPANDED SINK with an upgraded BLACK PACKAGE FAUCET. The UPPER FLOOR LAUNDRY adds to the home's practicality, making daily chores a breeze. Location is key, and this property doesn't disappoint. With easy access to STONEY TRAIL your commute will be effortless. Plus, you're less than 15 minutes away from SOUTH CAMPUS HOSPITAL, ensuring quick access to medical facilities. This half-duplex combines affordability with luxury, making it an excellent choice for families and first-time buyers. The thoughtful design and upgraded features create a comfortable and stylish living space that you'll be proud to call home. Don't miss this opportunity to own a piece of Hotchkiss' thriving community. Schedule your showing today and experience the perfect blend of luxury and practicality in this exceptional property.