



GRASSROOTS
REALTY GROUP

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438 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2200886



\$849,998

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,420 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Legacy, a home that combines modern elegance with versatility. The open-to-above great room features an electric fireplace with a stunning floor-to-ceiling wall detail and windows that fill the space with light. The executive kitchen is a chef's dream, with built-in stainless-steel appliances, a gas cooktop, Silgranit sink, a waterfall island edge, and a walk-through pantry. A main floor bedroom and full bath with an upgraded 3-wall tiled shower offer flexibility, while the side entrance provides potential for future development (rough-ins included). Upstairs, the spacious bonus room offers endless possibilities. The primary bedroom is a retreat with a 5-piece ensuite, including a dual sink vanity and a walk-in tiled shower. Enjoy outdoor living with a rear deck and BBQ gas line. Photos are representative.