



**GRASSROOTS**  
REALTY GROUP

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**330 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2202634**



**\$705,500**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this gorgeous two-story home offering over 2,000 square feet of sophisticated living space. This home features a well thought out, meticulously planned layout, perfect for modern living. As you enter, you'll be greeted by a spacious main floor with 9-foot ceilings and luxurious vinyl plank flooring, creating an open, inviting atmosphere. A versatile flex room is located at the front of the home—ideal for a home office or private den. The heart of the home is the beautifully appointed kitchen, complete with quartz countertops, a spacious island, an upgraded Samsung gas range and a walk in pantry. This gorgeous kitchen offers both beauty and practicality and opens to the adjoining living and dining areas providing the perfect flow for family gatherings and everyday life. Upstairs, the layout continues to impress with a central bonus room that offers great separation between the primary suite and the secondary bedrooms—ensuring privacy and tranquility and a conveniently located laundry room. The home also includes a full walkout basement, providing endless potential for additional living space, storage or future customization. Located in the community of Hotchkiss with quick easy access to The South Health Campus Hospital, the YMCA and every convenience you can think of in Seton. Move right into this brand new home by NuVista Homes and enjoy the peace of mind of a full 10 year warranty backed by over 25 years of top of class customer service.