



**GRASSROOTS**  
REALTY GROUP

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**34 Hotchkiss Row SE**  
**Calgary, Alberta**

**MLS # A2204993**



**\$709,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Level, Reverse Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Discover the "Carisa" by Hopewell Residential—an exceptionally designed home that blends style, comfort, and functionality, now available in the emerging southeast community of Hotchkiss. Situated on an oversized lot siding onto a lane, this property offers a generous yard—ideal for family activities, gardening, or future landscaping dreams. From the moment you step inside, you'll appreciate the thoughtful layout and quality finishes that make this home perfect for modern living. The main floor features a bright and open-concept design where the kitchen, dining, and living areas flow seamlessly together. With large windows, the home is filled with natural light throughout the day, creating a warm and welcoming atmosphere. The kitchen is a standout, complete with upgraded quartz countertops and cabinetry, a built-in microwave hood fan, stainless appliances and designer-selected finishes that strike the perfect balance between style and function. Just off the front entrance is a smartly placed pocket office—a quiet space ideal for working from home or helping the kids with homework. Upstairs, the home continues to impress with a versatile entertainment room that can serve as a cozy movie space, playroom, or additional lounge area. The upper-level laundry room is centrally located for added convenience, while the spacious primary suite offers a relaxing retreat, complete with a beautifully appointed ensuite designed with comfort in mind. Additional bedrooms are well-sized, offering flexibility for growing families or guests. The home also includes a 9-foot foundation and a secondary entrance, providing future development potential whether for additional living space or a possible secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the growing community of Hotchkiss, this

home offers a unique blend of quiet residential living and convenient city access. With easy routes to Stoney Trail and 22X, getting around Calgary is a breeze. The neighbourhood is surrounded by natural wetlands, future parks, and open green spaces, making it perfect for those who enjoy an active, outdoor lifestyle. Hotchkiss is a community on the rise—offering value, space, and the opportunity to grow with it.