



**GRASSROOTS**  
REALTY GROUP

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**427 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2213173**



**\$614,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Flag Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

<b>Inclusions:</b>	None
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Discover this beautifully designed home, offering the perfect blend of style, space, and future income potential. Located in the vibrant community of Hotchkiss, this property has been thoughtfully set up to accommodate a future legal basement suite, providing an excellent opportunity for rental income or multi-generational living. Step inside to an open-concept main floor featuring 9-foot ceilings, large windows that flood the space with natural light, and a versatile layout perfect for both relaxing and entertaining. The gourmet kitchen is a chef's dream with sleek quartz countertops, full-height cabinetry, a central island, and stainless steel appliances. The spacious living and dining areas flow seamlessly, leading to a west-facing backyard—ideal for evening sunsets and summer gatherings. Upstairs, you'll find a serene primary suite complete with a walk-in closet and spa-inspired ensuite, plus two additional bedrooms, a full bathroom, and a convenient laundry room. The unfinished basement is already roughed-in with plumbing, has a secondary furnace, 200 AMP electrical panel and has a separate side entrance, making it easy for the new owners to develop a legal suite and maximize the home's value. Nestled in Hotchkiss, this property offers quick access to major routes like Stoney Trail and 22X, along with nearby parks, pathways, and future community amenities. Whether you're looking for a family home or an investment property, this is an opportunity you don't want to miss! Schedule your private showing today and explore all the possibilities this home has to offer.