

\$749,900 - 42 Hotchkiss Row Se, Calgary

MLS® #A2171137

\$749,900

4 Bedroom, 3.00 Bathroom, 2,237 sqft
Residential on 0.12 Acres

Hotchkiss, Calgary, Alberta

Welcome to The Rossa, a stylish quick possession home designed for families who seek both comfort and flexibility. On the main floor, youâ€™ll find a bedroom and full bathroom, providing convenience for guests or multi-generational living. The lifestyle room boasts an impressive open-to-above feature with elegant stair railing, creating a grand and inviting atmosphere. The spacious kitchen is well-equipped with a built-in microwave, chimney hood fan, pot lights, and ample counter space, making it a perfect hub for family meals and entertaining. Upstairs, the entertainment room is ideal for cozy family movie nights or casual gatherings. The luxurious primary bedroom serves as a private retreat, complete with a 5-piece ensuite featuring dual sinks, a soaking tub, and a separate shower for ultimate relaxation. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroomâ€”with dual sinksâ€”ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The basement is ready for future development with a secondary entrance and a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, The Rossa provides easy access to stunning mountain views, 51 acres



of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong. Discover the next chapter of your life with The Rossa.

Built in 2024

Essential Information

MLS® #	A2171137
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,237
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	42 Hotchkiss Row Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0J5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Vinyl
-------------------	--

	Windows, Double Vanity, No Animal Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Reverse Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Days on Market	156
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.