

# \$638,900 - 419 Hotchkiss Manor, Calgary

MLS® #A2208359

**\$638,900**

4 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Welcome to this Stunning EAST FACING 4 BEDROOM BRAND New DETACHED Home! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include a BEDROOM ON MAIN FLOOR WITH 4PC ENSUITE ALONG WITH A POWDER ROOM ON MAIN FLOOR, 2 furnaces, a separate basement entrance and 9-ft ceilings. At the Main Floor as you enter, you're welcomed by a bedroom on your right Side with large windows that flood the room with natural light. The central kitchen boasts a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, equipped with rough-ins for kitchen, and bathroom, along with two egress windows. With R-G zoning, it's ready to be developed into a legal basement suite. Don't miss out on this incredible opportunity this home won't be on the market for long!

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208359    |
| Price          | \$638,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 419 Hotchkiss Manor |
| Subdivision | Hotchkiss           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0N3             |

## Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Bathroom Rough-in |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Partially Finished   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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