

# \$625,000 - 419 Hotchkiss Manor, Calgary

MLS® #A2217341

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

PRICED TO SELL!! WHOOO!!! 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 to the 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. The 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® #	A2217341
Price	\$625,000
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	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
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
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	49
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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