

# \$709,888 - 371 Hotchkiss Manor Se, Calgary

MLS® #A2184902

**\$709,888**

5 Bedroom, 4.00 Bathroom, 1,788 sqft  
Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

**\*\*\*OPEN HOUSE- February 22 & 23 - 1 PM - 3 PM\*\*\* BE THE FIRST ONE TO LIVE IN THIS BRAND-NEW HOUSE!!** This 3+2 BEDROOMS with over 2,600 sq feet living space **AMAZINGLY DESIGNED** home by **BROADVIEW** has plenty of room for the entire family to enjoy. The main floor boast luxury vinyl flooring throughout, **SEPARATE LIVING AND FAMILY ROOM** perfect to entertain many guests. An open floor plan with **DEDICATED DINNING AREA** that can fit 6-chair table easily, **SPACIOUS GALLERY STYLE KITCHEN WITH QUARTZ COUNTERTOPS, CHIMNEY HOOD FAN, BUILT IN MICRO-WAVE, GAS RANGE.** The upper level has **SPACIOUS MASTER BEDROOM WITH WALK IN CLOSET AND 4-PC EN-SUITE.** This floor also has Generous size **BONUS ROOM** perfect for **HOME OFFICE** setup, two good size bedrooms, laundry room and a full bathroom. Builder developed **LEGAL SUITE** has **SIDE ENTRANCE, 9 ft CEILING,** has spacious living room, L- shaped kitchen with **QUARTZ COUNTERS/STAINLESS STEEL APPLIANCES, 2 GENEROUS** size bedrooms, full bath and separate laundry area. **THIS HOUSE** is situated on 36.5 x 1110 Sq feet **CORNER TRADITIONAL LOT** with **EXTRA WINDOWS THROUGHT THE HOUSE.** Easy access to Stoney/Deerfoot Trail, shopping, South Health Campus, schools, Sikome Lake- Fish Creek Provincial Park. **DO NOT LET THIS SLIP AWAY,** call your favorite realtor to book a showing to experience this amazing



house in person!! OR CHECK OUT THE  
VIRTUAL TOUR!

Built in 2024

### Essential Information

MLS® #	A2184902
Price	\$709,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,788
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	371 Hotchkiss Manor Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M9

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, French Door, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Electric Range, Microwave Hood Fan
Heating	Forced Air, High Efficiency

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 1st, 2025
Days on Market	71
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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