



188 Hotchkiss Drive Calgary Alberta

\$579,999

Welcome to this Brand new semi-detached which comes with a side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1711 sqft, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, main floor den/office and convenient upper floor laundry. The main level showcases an open layout featuring a den, a wonderful living area with an array of beautiful windows, flooding the space with natural light. The large upgraded kitchen is a chef's dream, equipped with stainless appliances and ample cabinetry space for storage, built in microwave while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, you will find a good quality carpet, good size window on the stair case, the primary bedroom boasts a large walk-in closet, and a luxurious 4 piece ensuite with double vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room complete the upper level. An outstanding feature is the side entrance and all the basement rough-ins (Kitchen, 2 bathrooms and Laundry), offering versatility for future potential. The unfinished basement, with its 9-foot ceiling, holds incredible potential for transformation into a TWO BEDROOM LEGAL SUITE (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today. (id:6769)

4pc Bathroom 4.92 Ft x 9.00 Ft
4pc Bathroom 4.92 Ft x 11.25 Ft
Bedroom 8.33 Ft x 12.50 Ft
Bedroom 8.33 Ft x 12.50 Ft
Family room 11.83 Ft x 12.25 Ft

Primary Bedroom 11.75 Ft x 12.00 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Den 10.58 Ft x 8.67 Ft
Kitchen 12.33 Ft x 15.17 Ft
Living room 11.92 Ft x 22.83 Ft

Listing Presented By:



Originally Listed by:
PREP Realty



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca