



## 200 Hotchkiss Drive Calgary Alberta

\$575,000

Welcome to this Brand new semi-detached with a modern elevation comes with side entrance, basement rough-ins for the future development and a sprinkler system for significant insurance premium discounts. The modern and spacious home spans 1708 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, while the white quartz countertops lend a modern touch to both the kitchen and bathrooms. Venturing upstairs, 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 suite (subject to approval and permitting by the city/municipality). Don't miss out on this opportunity! Book your viewing today. (id:6769)

**Kitchen** 12.17 Ft x 15.25 Ft

**Living room** 11.58 Ft x 12.83 Ft

**Den** 10.50 Ft x 8.58 Ft

**Dining room** 11.58 Ft x 10.00 Ft

**2pc Bathroom** Measurements not available

**Primary Bedroom** 11.75 Ft x 12.00 Ft

**Bedroom** 8.33 Ft x 12.58 Ft

**Bedroom** 8.42 Ft x 12.58 Ft

**Bonus Room** 11.75 Ft x 12.17 Ft

**Laundry room** 5.42 Ft x 5.42 Ft

**4pc Bathroom** Measurements not available

**4pc Bathroom** 4.92 Ft x 11.25 Ft

Listing Presented By:



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