



# 304 Hotchkiss Drive Calgary Alberta

\$724,900

Step into this brand-new home showcasing a legal suite with two bedrooms. The main floor features a bedroom and a full washroom, complemented by a bonus area on the upper floor. Upon entry, you'll be greeted by an expansive open floor plan centered around a kitchen with quartz countertops and a large island. The family area seamlessly connects to the dining area. Upstairs, the home offers three bedrooms, an additional bonus area, two full bathrooms, and a laundry space. The primary bedroom includes a spacious walk-in closet and a four-piece Ensuite bathroom, while the other two bedrooms share a second full four-piece bathroom. The basement features a legal suite complete with two bedrooms, a four-piece bathroom, a kitchen, and a living area. The house is also equipped with built-in wall speakers and a doorbell camera. Don't delay, as this opportunity won't be available for long! (id:6769)

- Bedroom 11.75 Ft x 8.92 Ft
- Bedroom 12.00 Ft x 10.67 Ft
- 4pc Bathroom 7.75 Ft x 10.00 Ft
- Bedroom 10.92 Ft x 11.50 Ft
- 4pc Bathroom 5.92 Ft x 8.83 Ft
- 2pc Bathroom 3.00 Ft x 8.50 Ft

- Primary Bedroom 13.17 Ft x 15.08 Ft
- Bedroom 9.25 Ft x 12.17 Ft
- Bedroom 9.42 Ft x 12.17 Ft
- Bonus Room 13.67 Ft x 8.42 Ft
- 3pc Bathroom 9.08 Ft x 4.92 Ft
- 4pc Bathroom 9.08 Ft x 4.92 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