



423 Hotchkiss Manor Calgary Alberta

\$719,000

Welcome to this beautiful, never-occupied home where modern comfort meets practical living. This thoughtfully designed residence features three bedrooms and two and a half bathrooms, creating an ideal setting for both family life and entertainment. The main floor features elegant luxury vinyl flooring throughout, with a separate living room and family room ideal for hosting guests. The open layout includes a dedicated dining area that comfortably accommodates a table for six, along with a spacious gallery-style kitchen equipped with quartz countertops, a chimney hood fan, a built-in microwave, and a gas range. On the upper floor, you will find a generous master bedroom complete with a walk-in closet and a 4-pc en-suite. This level also offers a roomy bonus room, perfect for a home office or an additional smaller living room space, along with two well-sized bedrooms, a laundry room, and a full bathroom. Another standout feature is the Builder developed legal basement suite, complete with one bedroom and a private entrance - perfect for generating rental income or accommodating extended family. The home's quality construction and attention to detail are evident throughout, from the modern finishes to the efficient use of space. Nestled in a thriving neighborhood, this property enjoys proximity to essential amenities including South Health Campus, shopping centers, and quality schools. Nature enthusiasts will appreciate easy access to Sikome Lake and Fish Creek Provincial Park, offering year-round outdoor recreation opportunities. The location provides seamless connectivity to both downtown Calgary and the airport via Stoney Trail and Deerfoot Trail. The surrounding community features excellent facilities, including nearby parks, schools, public transportation, and grocery stores, making this more than just a house - it's a gateway to the Calgary lifestyle you've been dr...

4pc Bathroom 7.42 Ft x 12.00 Ft

Bedroom 9.75 Ft x 12.00 Ft

Kitchen 11.67 Ft x 5.42 Ft

Living room 8.25 Ft x 19.67 Ft

Furnace 5.75 Ft x 5.58 Ft

Furnace 9.08 Ft x 6.92 Ft

Kitchen 11.92 Ft x 13.17 Ft

Primary Bedroom 12.92 Ft x 12.50 Ft

Bedroom 9.25 Ft x 10.33 Ft

Bedroom 9.25 Ft x 10.42 Ft

4pc Bathroom 5.75 Ft x 9.17 Ft

5pc Bathroom 5.25 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty



See

Mirror

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2pc Bathroom 6.08 Ft

Family room 12.92 Ft x 9.50 Ft

Dining room 14.33 Ft x 9.50 Ft