



## 42 Hotchkiss Row Calgary Alberta

\$824,900

Welcome to The Rossa, a stylish quick possession home designed for families who seek both comfort and flexibility. On the main floor, you'll find a bedroom and full bathroom, providing convenience for guests or multi-generational living. The lifestyle room boasts an impressive open-to-above feature with elegant stair railing, creating a grand and inviting atmosphere. The spacious kitchen is well-equipped with a built-in microwave, chimney hood fan, pot lights, and ample counter space, making it a perfect hub for family meals and entertaining. Upstairs, the entertainment room is ideal for cozy family movie nights or casual gatherings. The luxurious primary bedroom serves as a private retreat, complete with a 5-piece ensuite featuring dual sinks, a soaking tub, and a separate shower for ultimate relaxation. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom--with dual sinks--ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The basement is ready for future development with a secondary entrance and a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, The Rossa provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong. Discover the next chapter of your life with The Rossa. (id:6769)

Living room 14.50 Ft x 12.17 Ft  
Dining room 9.00 Ft x 11.00 Ft  
Kitchen 9.25 Ft x 9.92 Ft  
Bedroom 9.75 Ft x 10.08 Ft  
3pc Bathroom 6.67 Ft x 6.42 Ft  
Bonus Room 11.00 Ft x 15.00 Ft

Primary Bedroom 14.50 Ft x 12.42 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bedroom 11.92 Ft x 9.83 Ft  
Bedroom 10.33 Ft x 12.92 Ft  
5pc Bathroom 10.58 Ft x 5.00 Ft  
Laundry room 6.42 Ft x 5.00 Ft

Listing Presented By:



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