



## 283 Hotchkiss Manor Calgary Alberta

\$649,900

Welcome to this Stunning BRAND New Home! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main Floor as you enter, you're welcomed by a spacious living area with large windows that flood the room with natural light. The central kitchen boasts a chimney-style hood fan, a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. Basement comes with a separate entrance, 2 Furnaces, equipped with rough-ins for kitchen, and bathroom, along with two egress windows. With R-G zoning, it's ready to be developed into a legal basement suite. Don't miss out on this incredible opportunity--this home won't be on the market for long! (id:6769)

Kitchen 12.58 Ft x 12.08 Ft  
 Living room 13.17 Ft x 11.83 Ft  
 Family room 12.83 Ft x 11.92 Ft  
 Dining room 6.08 Ft x 10.92 Ft  
 2pc Bathroom 5.33 Ft x 5.00 Ft  
 Primary Bedroom 13.17 Ft x 15.17 Ft

Bedroom 9.33 Ft x 12.08 Ft  
 Bedroom 9.25 Ft x 12.08 Ft  
 4pc Bathroom 9.00 Ft x 4.92 Ft  
 4pc Bathroom 9.00 Ft x 4.92 Ft  
 Bonus Room 12.75 Ft x 8.58 Ft  
 Laundry room 5.83 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
 PREP Realty

<http://www.arunkaushal.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca