



## 395 Hotchkiss Manor Calgary Alberta

\$689,900

Welcome to this Stunning BRAND New Home with 2 BEDROOM LEGAL SUITE! 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, 2 Bedroom LEGAL SUITE, a living area, a 4pc bathroom and kitchen. Don't miss out on this incredible opportunity--this home won't be on the market for long! (id:6769)

Kitchen 12.67 Ft x 9.17 Ft  
Bedroom 9.17 Ft x 9.17 Ft  
Bedroom 9.00 Ft x 10.75 Ft  
4pc Bathroom 8.17 Ft x 9.75 Ft  
Living room 14.50 Ft x 10.33 Ft  
Furnace 8.08 Ft x 8.17 Ft  
Furnace 8.50 Ft x 6.67 Ft  
Kitchen 8.75 Ft x 11.75 Ft  
Living room 13.25 Ft x 11.83 Ft  
Family room 12.67 Ft x 12.25 Ft

Dining room 9.58 Ft x 10.92 Ft  
2pc Bathroom 5.33 Ft x 4.92 Ft  
Primary Bedroom 13.08 Ft x 15.08 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Bedroom 9.25 Ft x 12.17 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
Bonus Room 12.75 Ft x 8.50 Ft  
Laundry room 5.75 Ft x 6.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)