



397 Hotchkiss Drive Calgary Alberta

\$579,900

Click the link in the brochure. Attention Realtors! Sell a Hopewell Quick Possession home that takes Possession this year and you'll earn FULL commission PLUS a \$5,000 bonus! There's no bonus limit - so don't wait to book an appointment for you and your clients today. Should the home default or experience possession delay into 2026, no bonus will be payable. Welcome to the Benning quick possession, where every corner feels like home. Located near the wetlands with a desirable west-facing backyard. Dedicated work from home or play area in the main floor pocket office. Upgraded kitchen features a built-in microwave, chimney hood fan, pot lights, additional bank of drawers, and more. Primary bedroom includes an ensuite and walk-in closet. Maximum convenience with an upper floor laundry closet. Future basement development made possible with a secondary entrance and 9' foundation. Features West-facing backyard Separate side entrance Main floor pocket office with French door L-shaped kitchen with chimney hood fan, built-in microwave and stainless steel appliances Triple pane windows 9' foundation height Exterior gas line for future BBQ Painted spindle railing on main level Wet bar sink rough-in in basement Quartz countertops and knockdown ceiling texture Tile-to-ceiling above ensuite shower LVP flooring throughout main level (id:6769)

Office 7.25 Ft x 8.58 Ft
Dining room 8.42 Ft x 10.58 Ft
Living room 11.00 Ft x 10.58 Ft
Primary Bedroom 12.50 Ft x 11.58 Ft

Bedroom 9.67 Ft x 8.25 Ft
Bedroom 9.67 Ft x 8.25 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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