



110 Hotchkiss Manor Calgary Alberta

\$799,900

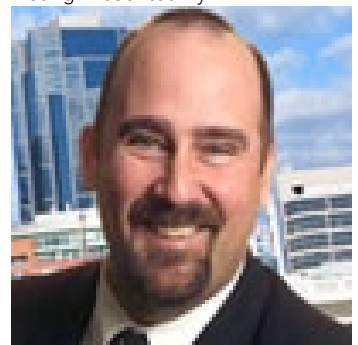
Welcome to the Kalara--where modern design, flexible living, and everyday functionality come together in one beautifully planned home--now on one of Hotchkiss's largest pie-shaped lots with a sunny, private backyard and a true walkout lower level. A bright, open-concept main floor connects the kitchen, dining, and lifestyle areas, all oriented to capture natural light and backyard views. The kitchen is a standout with modern grey cabinetry to the bulkhead, black hardware, white quartz counters, a stacked subway tile backsplash, stainless steel appliances, and thoughtful touches like pot lighting and clever storage under the island's bar seating. At the front, a main-floor bedroom can act a versatile flex room or is the perfect spot for guests or multi-generational living--complete with a cheater door to a full 3-piece bathroom. Upstairs, a central bonus room creates an ideal media zone or reading nook, while the upper-level laundry connects directly to the primary ensuite for seamless daily routines. The serene primary retreat is complemented by two additional bedrooms for family or guests. Set on a traditional (not zero-lot-line) lot, you'll appreciate extra side-yard space and easier exterior access. Downstairs, the 9' foundation and true walkout design unlock outstanding potential for future development--think expansive recreation space, additional bedrooms, or a bright lower-level suite configuration (subject to city/municipal approvals and permitting). With its balanced layout, quality finishes, rare lot size, and room to grow, this Kalara nails comfort, function, and long-term value. And of course, the Hotchkiss lifestyle Tucked in Calgary's southeast with quick connections to Stoney Trail and Deerfoot, Hotchkiss offers a quiet, up-and-coming community feel with new parks, pathways, playgrounds, and wide-open prairie views. Everyday essentials, shopping, dini...

Living room 12.92 Ft x 12.92 Ft
Dining room 10.92 Ft x 10.75 Ft
Kitchen 9.67 Ft x 12.33 Ft
Bedroom 10.00 Ft x 10.17 Ft
3pc Bathroom 9.50 Ft x 6.17 Ft
Bonus Room 13.50 Ft x 12.08 Ft

Primary Bedroom 16.00 Ft x 12.08 Ft
5pc Bathroom 20.08 Ft x 6.00 Ft
Bedroom 11.08 Ft x 9.50 Ft
Bedroom 11.08 Ft x 9.50 Ft
4pc Bathroom 10.92 Ft x 6.00 Ft
Laundry room 6.33 Ft x 8.17 Ft

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Listing Presented By:



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