



# 13 Hotchkiss Garden Calgary Alberta

\$571,800

Introducing the Newport III by Broadview Homes, a brand new home in the southeast Calgary community of Hotchkiss. This thoughtfully designed home features an open concept main floor, a central upper loft, and a separate side entrance with basement rough-ins already in place for future development, offering flexibility as your living needs evolve. A large covered front porch creates a welcoming first impression and provides a comfortable outdoor space to enjoy the front of the home, while a rear deck extends the living space outdoors. The main level is designed for both functionality and everyday comfort. The kitchen is positioned at the rear of the home and features a central island, generous cabinetry, and a full stainless steel appliance package including a gas range, fridge, dishwasher, built in microwave, and hood fan. The kitchen flows seamlessly into the dining area and great room, creating a bright and connected living space ideal for entertaining or daily living. The great room is anchored by an electric fireplace with floor to ceiling tile, creating a striking focal point and adding warmth to the main living area, while the adjacent dining area offers easy access to the rear deck. A convenient powder room completes the main floor. Upstairs, a centrally located loft provides additional living space that can function as a second lounge, home office, or study area. Two secondary bedrooms, a full bathroom, and a dedicated upper floor laundry area add everyday convenience. The primary suite offers a walk in closet and a private ensuite with dual vanities, creating a comfortable and functional retreat. The basement is accessed directly from the side entrance and includes rough-ins already installed for future development, offering excellent potential to expand the living space over time. Located in the growing community of Hotchkiss, residents enjoy access to sc...

Family room 9.50 Ft x 12.92 Ft  
 Living room 16.17 Ft x 12.33 Ft  
 Dining room 9.67 Ft x 14.50 Ft  
 Kitchen 13.08 Ft x 11.92 Ft  
 2pc Bathroom 5.00 Ft x 6.08 Ft

4pc Bathroom 9.08 Ft x 5.75 Ft  
 5pc Bathroom 11.00 Ft x 5.58 Ft  
 Bedroom 10.42 Ft x 9.25 Ft  
 Bedroom 10.42 Ft x 9.25 Ft  
 Primary Bedroom 12.42 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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