

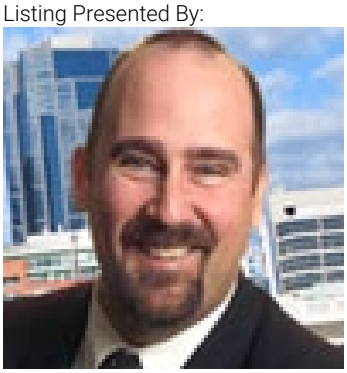
144 Hotchkiss Way Calgary Alberta

$719,900

Rare opportunity to own a fully landscaped NuVista home with a LEGAL 2 bedroom basement suite! This fantastic property sits away from the traffic noise of Stoney Trail in the master planned community of Hotchkiss. This is a community that has a heavy focus on pathways and boardwalks through 30 acres of natural wetlands. This is a major attraction for birding and vegetation, making it a pretty spot for exploring with the kids. This lovely home shows better than new. Inside, the main floor office creates flexibility for working from home. Clean lines, luxury vinyl plank floors, a 9 foot ceiling and cool tones create a modern aesthetic. The gorgeous white kitchen features a central island, stainless steel appliances including a gas range and full-height cabinetry. The living room has large windows and a floor to ceiling tiled fireplace for chilly nights. The dining room can accommodate a large table with sliding doors that lead out to the private fenced backyard. The walk-through pantry adds convenience and leads to the mudroom with a custom bench. Upstairs, a central bonus room divides the space up nicely. The primary bedroom suite is abundant with a walk-in closet and a lovely 5 piece ensuite that includes dual sinks, an oversized shower and a deep soaker tub. Two additional bedrooms, a 4 piece bathroom and a laundry room complete this level. A separate entrance on the side of the home leads to a fully permitted LEGAL two-bedroom basement suite. This home is move-in ready! (id:6769)

4pc Bathroom 4.92 Ft x 7.42 Ft
Bedroom 12.67 Ft x 11.33 Ft
Bedroom 10.75 Ft x 12.42 Ft
Kitchen 8.33 Ft x 13.25 Ft
Recreational, Games room 10.42 Ft x 14.50 Ft
Furnace 12.58 Ft x 7.58 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft
Dining room 9.92 Ft x 11.08 Ft
Foyer 9.92 Ft x 7.25 Ft
Living room 13.00 Ft x 12.67 Ft
Other 5.50 Ft x 6.92 Ft
Office 7.92 Ft x 10.00 Ft
4pc Bathroom 10.08 Ft x 4.92 Ft
5pc Bathroom 10.08 Ft x 12.42 Ft
Bedroom 11.17 Ft x 12.42 Ft
Bedroom 11.25 Ft x 13.42 Ft
Family room 14.92 Ft x 10.58 Ft
Laundry room 7.00 Ft x 7.75 Ft

Listing Presented By:



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Kitchen 14.67 Ft x 13.67 Ft