



## 167 Hotchkiss Manor Calgary Alberta

\$719,900

Welcome to this beautifully maintained home located in the vibrant and growing community of Hotchkiss in southeast Calgary. Thoughtfully designed with modern living in mind, this residence offers a bright, open-concept main floor that is ideal for both everyday living and entertaining. Large windows flood the space with natural light, while contemporary finishes and a functional layout create a warm and inviting atmosphere. Custom electric blinds throughout the home add a touch of luxury and everyday convenience. The upper level features three generously sized bedrooms, including an impressive primary retreat designed for comfort and privacy. The primary bedroom is complete with a spacious five-piece ensuite showcasing dual vanities, a soaker tub, and a separate shower, along with his-and-her walk-in closets that provide exceptional storage. The additional bedrooms are perfect for family, guests, or a home office. The fully developed lower level offers versatile additional living space, ideal for a recreation room, media area, or home gym. Outside, the low-maintenance yard allows you to spend more time enjoying the nearby parks, pathways, and green spaces. Conveniently located close to major roadways, future schools, shopping, and amenities, this home presents an excellent opportunity to own a modern, move-in-ready property in one of Calgary's newest communities.

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Recreational, Games room 21.58 Ft x 21.08 Ft  
Furnace 21.58 Ft x 10.42 Ft  
Kitchen 12.33 Ft x 11.17 Ft  
Living room 16.58 Ft x 11.92 Ft  
Dining room 12.92 Ft x 11.00 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Foyer 5.92 Ft x 4.50 Ft  
Other 5.92 Ft x 4.50 Ft

Primary Bedroom 14.25 Ft x 12.25 Ft  
Other 11.67 Ft x 4.92 Ft  
Other 11.67 Ft x 4.92 Ft  
5pc Bathroom 12.92 Ft x 10.25 Ft  
Bedroom 10.33 Ft x 10.17 Ft  
Bedroom 12.92 Ft x 12.67 Ft  
4pc Bathroom 8.25 Ft x 8.08 Ft  
Laundry room 7.67 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
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#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca