



# 172 Hotchkiss Way Calgary Alberta

\$738,800

This brand-new home built in 2024 is just shy of 2100 sq. ft.. It boasts impressive curb appeal with over 35 feet of frontage and is situated in the community of Hotchkiss. The home features three bedrooms, a bonus room, and two and a half bathrooms. The spacious chef's kitchen is a highlight, equipped with a chimney hood fan, built-in microwave, quartz countertops, a large island with seating, and pot lights. Ample storage is available with extra cabinets under the island and a generous walk-in pantry. The main floor includes a large dining area perfect for entertaining and a home office. On the upper floor, you'll find a bonus room with an additional study area and convenient a laundry room. The laundry room has two entry points, one from the main hall and the other from the primary room. The bright, spa-like ensuite offers a relaxing soaker tub, double sinks, and a fully tiled walk-in shower. The community will feature a 30-acre wetland pond area and is conveniently located minutes from Stoney Trail. The home also includes a side entry leading to the basement, which could potentially be developed into a secondary suite for additional income, subject to City of Calgary approval. This home is ready for a family to make it their own! (id:6769)

Bonus Room 5.18 M x 3.60 M

5pc Bathroom .00 M x .00 M

Primary Bedroom 4.79 M x 3.60 M

Bedroom 2.83 M x 3.29 M

Bedroom 3.29 M x 2.83 M

Study 3.10 M x 3.75 M

Great room 3.87 M x 3.86 M

Other 3.25 M x 2.90 M

Kitchen 3.75 M x 2.98 M

2pc Bathroom .00 M x .00 M

Office 3.75 M x 3.14 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.

<http://www.calgaryhome4u.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

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