



## 224 Hotchkiss Drive Calgary Alberta

\$599,900

Welcome to this exquisite brand new semi-detached home, featuring a separate side entrance, basement rough-ins for future expansion, and a sophisticated sprinkler system that ensures significant insurance premium discounts. Spanning an impressive 1711 sqft, this modern and capacious layout includes 3 bedrooms, 2.5 bathrooms, a versatile bonus room, a main floor den/office, and an upper floor laundry for added convenience. The main level showcases an open concept design with a luminous living area bathed in natural light from an array of expansive windows, and a large, upgraded kitchen equipped with top-of-the-line stainless steel appliances, abundant cabinetry, and pristine white quartz countertops that exude elegance. Upstairs, the primary bedroom features a spacious walk-in closet and a sumptuous 4-piece ensuite with double vanities, accompanied by two additional generously-sized bedrooms, a 4-piece bathroom, and a versatile bonus room. An outstanding feature is the separate side entrance and extensive basement rough-ins for a kitchen, 2 bathrooms, and laundry, offering remarkable versatility for future development. The unfinished basement, with its soaring 9-foot ceiling, holds extraordinary potential for transformation into a suite, subject to city/municipality approval. Don't miss out on this exceptional opportunity--schedule your viewing today! (id:6769)

Living room/Dining room 11.58 Ft x 22.83 Ft

Kitchen 12.25 Ft x 15.17 Ft

Office 10.50 Ft x 8.58 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 11.75 Ft x 12.00 Ft

Bedroom 12.42 Ft x 8.33 Ft

Bedroom 12.58 Ft x 8.33 Ft

Bonus Room 12.17 Ft x 11.75 Ft

4pc Bathroom 11.33 Ft x 4.92 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX Realty Professionals**

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