



## 246 Hotchkiss Manor Calgary Alberta

\$784,900

Welcome to the "Grada" by Hopewell Residential - where contemporary design meets family-friendly functionality in the vibrant community of Hotchkiss. This beautifully crafted home spans 2,112 sq. ft., offering 4 spacious bedrooms, including a rare main-floor bedroom with a full bathroom - ideal for hosting guests or providing privacy for multi-generational families. Step into an open-concept dining area and lifestyle room, designed to make gatherings seamless and memorable. The soaring open-to-above living room brings an airy feel, while the electric fireplace adds a cozy touch for intimate evenings. The entertainment potential extends outdoors with a walkout lot and a generous 15' x 20' deck, complete with an exterior gas line for future BBQs, perfect for enjoying Calgary's long warm summer evenings. The kitchen is a chef's dream, featuring an upgraded layout with a stylish chimney-style hood fan, built-in microwave, extra storage drawers, elegant quartz countertops, a large island and modern two tone cabinets. The thoughtful design carries throughout with black interior hardware and knockdown ceiling textures, lending a modern edge to every room. Upstairs, discover three more spacious bedrooms including a luxurious primary suite featuring a step-in shower tiled to the ceiling - a perfect retreat after a long day. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom--with dual sinks--ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast ...

Living room 14.50 Ft x 12.00 Ft

Kitchen 9.67 Ft x 10.00 Ft

Dining room 9.00 Ft x 10.92 Ft

3pc Bathroom 5.58 Ft x 5.67 Ft

Other 8.67 Ft x 6.00 Ft

Bedroom 9.75 Ft x 9.75 Ft

Primary Bedroom 6.08 Ft x 5.00 Ft

5pc Bathroom 10.25 Ft x 9.00 Ft

Bedroom 11.92 Ft x 9.17 Ft

Bedroom 10.33 Ft x 12.92 Ft

5pc Bathroom 10.58 Ft x 5.42 Ft

Laundry room 6.50 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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