



250 Hotchkiss Common Calgary Alberta

\$849,900

STUNNING MOUNTAIN VIEWS|FINISHED BASEMENT|TRIPLE-PANE WINDOWS. Looking for a new home and don't have time to build...this newly built and immaculately maintained 4-bedroom, 3.5 bath 2-Storey property, built in 2024, is nestled on a fantastic lot across from a municipal reserve and boasts unobstructed city & mountain views. Offering a total of 2,845 sq ft across three thoughtfully designed levels, the "Tilsa" model by Hopewell blends functionality with comfort. The spacious main floor plan features a chef-inspired kitchen complete with sleek quartz countertops, central island, full height cabinetry and upgraded stainless-steel appliance package including gas stove & 30" glass hoodfan. The open-concept Dining/Family room area, with cozy gas fireplace, offer an abundance of natural light and the private flex room with upgraded barn door is ideal for a home office or kid's play area. The upper level boasts a huge primary suite featuring a spa-inspired 5-piece ensuite and an enormous walk-in closet with convenient access to the laundry room complete with an additional solid surface folding area. The centrally located Bonus/Entertainment area is ideal for family gatherings, along with 2 additional generous-sized bedrooms and separate 4-piece bathroom. The FINISHED BASEMENT offers yet another Family room/movie area, 4th bedroom, 4-piece bathroom, workout area and loads of storage space. At the time of building the sellers upgraded the following: 10' x 14' ground level deck w/aluminum railing c/w gas line for BBQ, mineral wool insulation in the walls & ceiling areas in the basement bedroom/mechanical area, water softener, plus lighting & plumbing features throughout. A mere 5 min. east of Mahogany, with quick connections to Stoney Trail and Deerfoot, Hotchkiss offers a quiet, up-and-coming community feel with several parks, pathways, playgrounds, and wide-open prairie vie...

- 4pc Bathroom 7.58 Ft x 8.33 Ft
- 5pc Bathroom 10.33 Ft x 11.67 Ft
- Bedroom 12.58 Ft x 12.25 Ft
- Bedroom 10.17 Ft x 12.33 Ft
- Bonus Room 15.00 Ft x 14.42 Ft
- Laundry room 7.67 Ft x 8.00 Ft
- Primary Bedroom 18.67 Ft x 13.50 Ft
- Other 8.83 Ft x 13.17 Ft
- 4pc Bathroom 4.92 Ft x 7.33 Ft
- Exercise room 8.83 Ft x 6.08 Ft

- Recreational, Games room 12.67 Ft x 21.50 Ft
- Bedroom 21.58 Ft x 11.50 Ft
- 2pc Bathroom 7.67 Ft x 2.83 Ft
- Dining room 9.92 Ft x 12.33 Ft
- Foyer 7.83 Ft x 7.00 Ft
- Kitchen 13.33 Ft x 15.75 Ft
- Living room 13.08 Ft x 12.42 Ft
- Other 8.75 Ft x 6.50 Ft
- Den 9.33 Ft x 8.08 Ft

Listing Presented By:



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