



## 316 Hotchkiss Drive Calgary Alberta

\$710,000

Welcome to this BRAND NEW house featuring 2 bedroom LEGAL SUITE, the main floor has 2 living areas. At the entrance, you're welcomed with a large living area with big windows, a center Kitchen with Chimney hood fan, an electric stove and a large kitchen island. Family area is right next to the dining area. Upstairs, this house has 3 bedrooms, 2 full bathrooms and a laundry area. Primary bedroom has its own large walk-in closet and a 5pc ensuite, the other 2 bedrooms share another full 4pc bathroom. Basement has a legal suite with 2 bedrooms, 4pc bathroom, a kitchen and a living area. Don't miss this out as this is not going to last longer.

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Bedroom 11.67 Ft x 8.83 Ft  
Bedroom 12.00 Ft x 10.50 Ft  
Kitchen 12.33 Ft x 13.83 Ft  
Living room/Dining room 9.08 Ft x 9.42 Ft  
4pc Bathroom 7.83 Ft x 10.08 Ft  
Kitchen 12.42 Ft x 11.75 Ft  
Family room 13.33 Ft x 11.25 Ft  
Living room 12.92 Ft x 12.25 Ft

Dining room 10.17 Ft x 10.92 Ft  
2pc Bathroom 5.25 Ft x 4.92 Ft  
Primary Bedroom 13.08 Ft x 15.17 Ft  
Bedroom 9.25 Ft x 14.50 Ft  
Bedroom 9.25 Ft x 14.50 Ft  
5pc Bathroom 8.83 Ft x 7.75 Ft  
4pc Bathroom 5.75 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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