



# 324 Hotchkiss Drive Calgary Alberta

\$529,800

A beautifully maintained 2024-built detached home offering 3 bedrooms, 2.5 bathrooms, and a smart layout designed for modern living. The bright main floor features a versatile flex room, ideal for a home office, playroom, or sitting area, along with a convenient utility sink that adds everyday practicality and can easily be converted into a dog wash. The kitchen is both functional and flexible, featuring a gas stove with the option to convert to electric, while central air conditioning ensures year-round comfort. Upstairs, you will find 3 well-sized bedrooms, including a comfortable primary retreat. The basement is ready for future development, with rough-ins already in place, offering excellent long-term potential. Step outside to a low-maintenance backyard designed for easy living, complete with a gas BBQ hookup and a firepit area perfect for entertaining. The rear parking pad includes an upgraded electrical outlet, ready for future garage development or vehicle plug-in. An added awning over the front entrance enhances curb appeal and functionality. Located in the growing community of Hotchkiss, this move-in-ready home blends the benefits of newer construction with thoughtful upgrades already completed. Simply move in and enjoy. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft  
4pc Bathroom 4.92 Ft x 11.58 Ft  
Bedroom 8.33 Ft x 12.17 Ft  
Bedroom 8.42 Ft x 12.17 Ft  
Primary Bedroom 11.75 Ft x 14.50 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft  
Dining room 10.67 Ft x 9.17 Ft  
Kitchen 12.58 Ft x 14.83 Ft  
Living room 10.67 Ft x 6.83 Ft  
Other 8.67 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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

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