



346 Hotchkiss Common Calgary Alberta

\$584,800

Welcome to the Concord II by Broadview Homes in the growing southeast Calgary community of Hotchkiss. Offering 1,780 square feet above grade, this thoughtfully designed new home features 3 bedrooms, a central upper loft, an enclosed main floor flex room, and a separate side entrance with basement rough-ins for future development. A larger front porch enhances the curb appeal and provides a welcoming outdoor space at the front of the home, while a rear deck extends the living space outdoors. The main floor is designed for both functionality and flow. At the front of the home, the enclosed flex room offers a private and versatile space ideal for a home office, study, or quiet retreat. The kitchen anchors the open concept living area and features an island, built-in pantry cabinetry, and a stainless steel appliance package including a gas range, fridge, built-in microwave, and hood fan. The dining area connects directly to the great room, where an electric fireplace with floor to ceiling tile creates a striking focal point. Large windows bring natural light into the space while maintaining a comfortable connection between the kitchen, dining, and living areas, with easy access to the deck at the back of the home. Upstairs, the centrally located loft provides flexible living space that can function as a media area, lounge, or workspace. The upper floor also includes two additional bedrooms, a full bathroom, convenient upper floor laundry, and a linen closet for additional storage. The primary suite offers a walk-in closet and a well-appointed ensuite, creating a comfortable and private retreat. The basement includes rough-ins for future development and benefits from the separate side entrance, providing excellent potential to expand the living space over time. Located in Hotchkiss, residents enjoy access to scenic pathways, parks, and a planned 30-acre wetland designed...

Foyer 7.75 Ft x 9.17 Ft
 Living room 14.50 Ft x 15.25 Ft
 Dining room 10.58 Ft x 13.08 Ft
 Kitchen 8.42 Ft x 13.08 Ft
 Other 11.33 Ft x 9.42 Ft
 2pc Bathroom 5.17 Ft x 5.50 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft
 Bedroom 12.08 Ft x 9.25 Ft
 Bedroom 12.08 Ft x 9.42 Ft
 Bonus Room 8.42 Ft x 12.83 Ft
 Laundry room 6.17 Ft x 5.75 Ft
 Primary Bedroom 15.08 Ft x 13.08 Ft

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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