

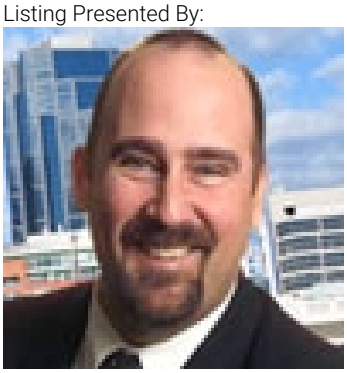
413 Hotchkiss Drive Calgary Alberta

$524,900

Welcome to The Barwell at 413 Hotchkiss Drive SE. A beautifully crafted laned home offering the perfect balance of modern style and everyday comfort. Situated near the wetlands with a desirable west-facing backyard, this thoughtfully designed home features bright, open-concept living spaces and quality finishes throughout. The stunning kitchen is equipped with a large island, pantry, stainless steel appliances, pot lighting, and plenty of storage, making it ideal for both entertaining and daily living. A versatile pocket office adds flexibility for working from home or creating a dedicated family space. Upstairs, the spacious primary retreat boasts a walk-in closet and a private ensuite with dual vanities. Complete with front and rear landscaping, a 9' foundation, and a separate side entrance for future basement development, this home offers exceptional value and endless potential.Located in the vibrant community of Hotchkiss, you'll appreciate quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail, along with close proximity to shopping, dining, and everyday amenities. Enjoy over 51 acres of parks, pathways, and wetlands, offering year-round outdoor recreation.This is your opportunity to own a brand-new home in a community that combines natural beauty with urban convenience.First-time buyers may be eligible for a GST rebate--contact your Realtor(R) or sales team for more information. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft
4pc Bathroom 6.92 Ft x 10.33 Ft
4pc Bathroom 9.25 Ft x 12.08 Ft
Bedroom 9.25 Ft x 12.08 Ft
Bedroom 9.33 Ft x 12.08 Ft
Primary Bedroom 11.58 Ft x 14.50 Ft
2pc Bathroom 5.75 Ft x 5.00 Ft
Dining room 14.50 Ft x 7.58 Ft
Kitchen 14.50 Ft x 11.42 Ft
Living room 12.58 Ft x 12.08 Ft
Office 11.58 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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

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