



## 479 Hotchkiss Manor Calgary Alberta

\$549,800

A brand new opportunity in Hotchkiss, this thoughtfully designed home by Broadview offers an open-concept main floor, an upstairs loft, and a side entrance with basement rough-ins in place for future development. The covered front porch welcomes you into a bright main level, with the kitchen positioned at the back of the home and centered around a spacious island, ample cabinetry, and seamless connection to the dining area and great room. A convenient powder room completes the main floor, ideal for everyday living and entertaining. Upstairs, a central loft creates valuable bonus space that can serve as a second lounge, home office, or study area. Two additional bedrooms, a full bathroom, and an upper laundry room provide practical convenience, while the primary suite features a walk-in closet and an ensuite with dual vanities. With direct basement access from the side entrance and rough-ins already completed, the lower level offers excellent potential for additional living space as your needs evolve. Located in southeast Calgary's growing community of Hotchkiss, residents enjoy access to scenic pathways, green space, and the 30-acre wetland, with quick connections to Stoney Trail, Seton shopping, the YMCA, and South Health Campus. A smart new construction option offering flexibility, modern design, and long-term potential in a vibrant new neighbourhood. (id:6769)

2pc Bathroom 6.08 Ft x 5.00 Ft

Dining room 9.25 Ft x 14.42 Ft

Kitchen 16.92 Ft x 12.33 Ft

Living room 12.42 Ft x 12.67 Ft

4pc Bathroom 9.08 Ft x 5.67 Ft

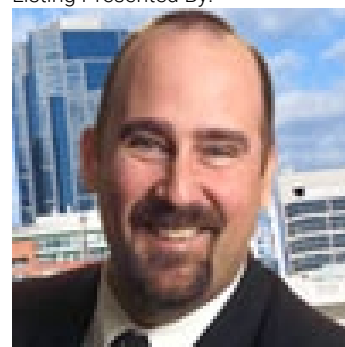
5pc Bathroom 10.92 Ft x 5.08 Ft

Bedroom 10.33 Ft x 9.25 Ft

Bedroom 10.33 Ft x 9.25 Ft

Primary Bedroom 9.42 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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