

# \$739,900 - 246 Hotchkiss Manor Se, Calgary

MLS® #A2177116

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,112 sqft  
Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

Welcome to the "Grada" by Hopewell Residential — where contemporary design meets family-friendly functionality in the vibrant community of Hotchkiss. This beautifully crafted home spans 2,112 sq. ft., offering 4 spacious bedrooms, including a rare main-floor bedroom with a full bathroom — ideal for hosting guests or providing privacy for multi-generational families. Step into an open-concept dining area and lifestyle room, designed to make gatherings seamless and memorable. The soaring open-to-above living room brings an airy feel, while the electric fireplace adds a cozy touch for intimate evenings. The entertainment potential extends outdoors with a walkout lot and a generous 15' x 20' deck, complete with an exterior gas line for future BBQs, perfect for enjoying Calgary's long warm summer evenings. The kitchen is a chef's dream, featuring an upgraded layout with a stylish chimney-style hood fan, built-in microwave, extra storage drawers, elegant quartz countertops, a large island and modern two tone cabinets. The thoughtful design carries throughout with black interior hardware and knockdown ceiling textures, lending a modern edge to every room. Upstairs, discover three more spacious bedrooms including a luxurious primary suite featuring a step-in shower tiled to the ceiling — a perfect retreat after a long day. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom — with dual



sinksâ€”ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, The Grada provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong. Discover the next chapter of your life with The Grada.

\*\*Some Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home while others are photos of the current progress of the home\*\*

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2177116    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,112       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 246 Hotchkiss Manor Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0G4                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Bathroom Rough-in, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Stove, Range Hood  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Street Lighting, Back Yard, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2024 |
| Days on Market | 170                |
| Zoning         | R-G                |
| HOA Fees       | 210                |

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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