

# \$689,900 - 395 Hotchkiss Manor, Calgary

MLS® #A2213531

**\$689,900**

5 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

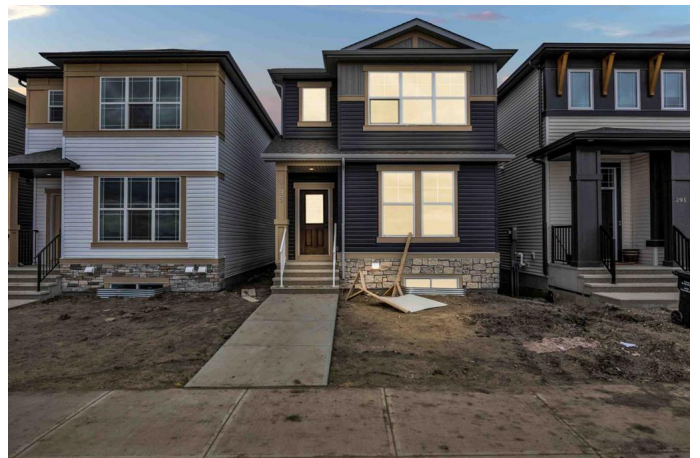
Welcome to this Stunning BRAND New Home with 2 BEDROOM LEGAL SUITE! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main Floor as you enter, you're welcomed by a spacious living area with large windows that flood the room with natural light. The central kitchen boasts a chimney-style hood fan, a gas stove, and a generous kitchen island, perfect for gatherings. The family room flows seamlessly into the dining area, creating a comfortable and open layout. Venturing to the Upper Floor, you'll find three well-sized bedrooms, a bonus area, two full bathrooms, and a convenient laundry area. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece ensuite. The additional two bedrooms share another full 4-piece bathroom. The Basement comes with a separate entrance, 2 Furnaces, a 2 Bedroom LEGAL SUITE, a living area, a 4pc bathroom and kitchen. Don't miss out on this incredible opportunity - this home won't be on the market for long!

Built in 2024

## Essential Information

MLS® #

A2213531



Price	\$689,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	395 Hotchkiss Manor
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0N3

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	14
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.