

# \$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

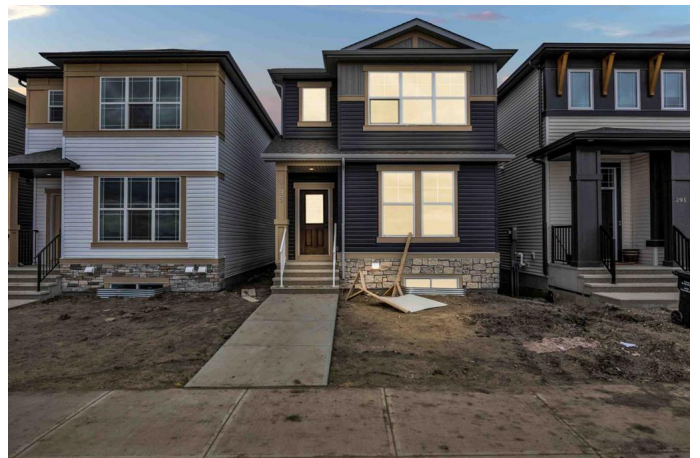
Welcome to this Stunning BRAND New Home with 2 BEDROOM LEGAL SUITE! This brand-new house is thoughtfully designed with modern features and ample space. Key highlights include 2 furnaces, a separate basement entrance, 9-ft ceilings, and multiple living areas on both the main and upper floors. At the Main 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	13
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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