\$629,900 - 52 Hotchkiss Lane, Calgary

MLS® #A2090376

\$629,900

3 Bedroom, 3.00 Bathroom, 1,743 sqft Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

BACK ON THE MARKET !!! Don't miss out on this incredible opportunity! Be the very first to live in this brand-new, exquisitely designed 3-bedroom home spanning nearly 1,800 square feet. Crafted by HOPEWELL this home offers ample space for your entire family's enjoyment.

The main floor features luxurious vinyl flooring throughout, with a separate living and family room that are perfect for entertaining numerous guests. The open floor plan includes a dedicated dining area that comfortably accommodates a 6-chair table. The gallery-style kitchen is spacious and equipped with quartz countertops, a hood fan, a microwave, and a fridge with a convenient water and ice dispenser. There's a generous-sized bonus room that's ideal for setting up a home office,

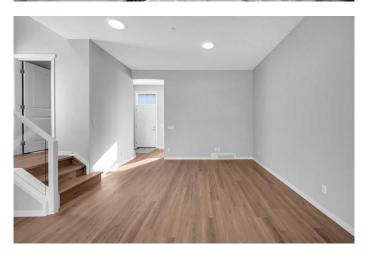
Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom. Additionally, there's two well-proportioned bedrooms, a laundry room, and another full bathroom.

The basement is prepped for your personal touch, featuring a side entrance and impressive 9-foot ceilings. Step outside to the south-facing backyard and enjoy sunny days while taking in mountain views.

Conveniently located, this home offers easy







access to Stoney and Deerfoot Trails, shopping centers, the South Health Campus, schools, Sikome Lake, and Fish Creek Provincial Park. Don't let this remarkable opportunity slip through your fingers – call your preferred realtor now to schedule a showing and experience this amazing house in person!

Built in 2023

Essential Information

MLS® # A2090376 Price \$629,900 Sold Price \$625,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,743 Acres 0.08 Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

Community Information

Address 52 Hotchkiss Lane

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S0G4

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In

Closet(s)

Appliances Dishwasher, Microwave, Range, Refrigerator

Heating Forced Air

Cooling None Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Corner Lot, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2023

Date Sold March 27th, 2024

Days on Market 146
Zoning R-G
HOA Fees 0.00

Listing Details

Listing Office CIR 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.