

\$749,000 - 140 Hotchkiss Way Se, Calgary

MLS® #A2110532

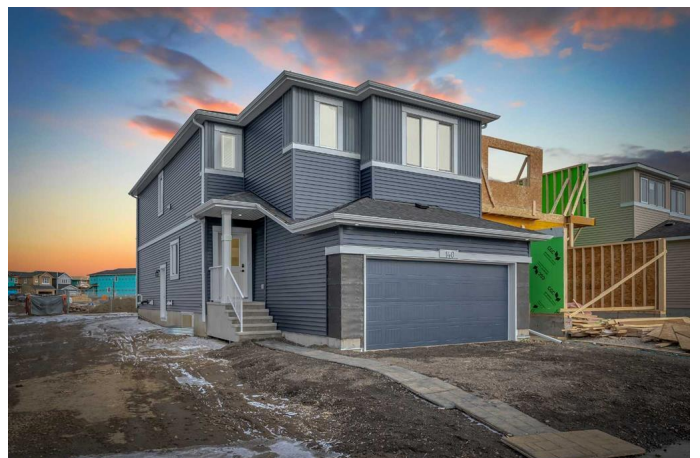
\$749,000

4 Bedroom, 3.00 Bathroom, 2,333 sqft

Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

****STUNNING DETACHED HOME | 4-Bed | 3 Bath | LOADED WITH UPGRADES | CORNER 36 FT WIDE LOT | IMMEDIATE POSSESSION.**** Welcome to 140 Hotchkiss Way SE, where luxury meets functionality. This newly constructed amazingly designed **FRONT ATTACHED GARAGE** home by Sterling homes. The open layout welcomes you, offering **MODERN UPGRADES** and meticulous attention to detail. The executive kitchen boasts a generous size, cabinets to ceiling, two-tone exquisite quartz countertops, high-end appliances, and designer features. Imagine entertaining in the spacious dining area, adjacent to the cozy living room and large windows that invite natural light into the space. A convenient **MAIN FLOOR BEDROOM & FULL BATH** offers the perfect spot to accommodate extended family or home office. Upstairs, discover a roomy master suite – your retreat for unwinding after a long day - a lavish ensuite, and large walk-in closet. The brightly lit bonus room is perfect for movie nights or cherished family time. Completing the upper floor are two additional spacious bedrooms with walk in closets, a practical laundry room, and a well-appointed main bath, ensuring comfort and convenience. The unfinished basement with 9 ft ceiling, side entry, extra windows is a blank canvas for your family's needs. Located on a quiet street in Hotchkiss one of Calgary's upcoming community, quick access to range of amenities, including school, hospital,



shopping/dinning, Deerfoot/Stoney Trail highway. All this with a 10-year new home warranty. Donâ€™t let this slip away, call your favorite realtor to book a showing.

Built in 2024

Essential Information

MLS® #	A2110532
Price	\$749,000
Sold Price	\$755,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,333
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	140 Hotchkiss Way Se
Subdivision	Hotchkiss
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	May 14th, 2024
Days on Market	77
Zoning	R-G
HOA Fees	205.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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