



**55 Hotchkiss Row SE  
Calgary, Alberta**

**MLS # A2269363**



**\$770,000**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,585 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV mounts

~ OPEN HOUSE Saturday, April 11 Noon - 3 p.m. ~ Welcome to this beautifully upgraded home in the vibrant community of Hotchkiss—where style, space, and a little bit of “wow” come together in 2,557 sq ft of thoughtfully designed living. With 4 bedrooms and 2.5 bathrooms, there’s room for everyone—even that one family member who “just needs to stay a little longer.” The heart of the home is the show-stopping kitchen, featuring a massive quartz island with eating bar (aka the unofficial gathering spot for snacks, homework, and life chats), plus an upgraded appliance package with a wall oven and gas stove—because takeout deserves a night off too. The open-concept main floor is perfect for entertaining or keeping an eye on things while pretending you’re not eavesdropping. A main floor den with a beautiful glass privacy door offers flexibility for your dream of a home office. Upstairs, you’ll find a spacious bonus room ideal for movie nights, a play zone, or your new “just sit here for a minute” retreat. The convenient upper floor laundry means no more hauling baskets up and down stairs—your future self says thank you. The primary bedroom is a true escape, complete with a luxurious 5-piece ensuite that might just convince you to become a bath person. Three additional bedrooms offer flexibility for family and/or guests. Extras? Of course! Central A/C to keep things cool, an oversized insulated double garage for your vehicles (and all the things that mysteriously multiply), and a side entrance to the lower level—perfect for future development or a potential secondary suite (subject to approval and permitting). Located in Hotchkiss, you’ll love the scenic boardwalk wrapping around a 30-acre wetland, nearby parks, and a

K&ndash;9 school. Plus, with easy access to 22X, Stoney Trail, shopping, and South Health Campus, getting where you need to go is a breeze. In short: it&rsquo;s stylish, it&rsquo;s spacious, and it might just be &ldquo;the one.&rdquo;