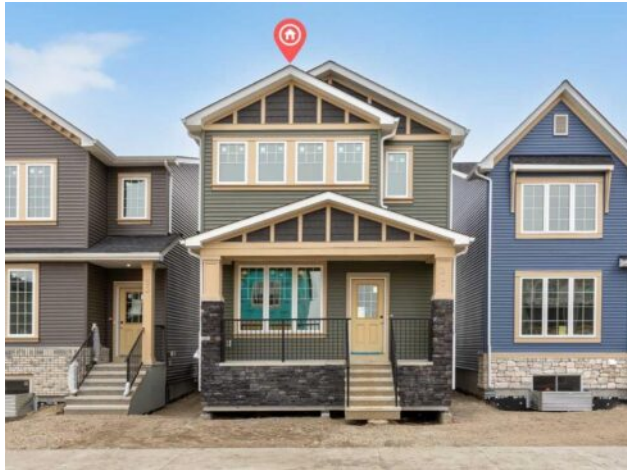




**37 Hotchkiss Gardens SE
Calgary, Alberta**

MLS # A2305416



\$589,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Elliot by Broadview Homes, a thoughtfully designed new construction home in the southeast Calgary community of Hotchkiss. Offering 1,877 square feet above grade, this brand new home in SE Calgary features a main floor flex room, separate side entrance, upper-level bonus room, walk-in closets in every bedroom, and a functional layout designed for modern family living. Step inside to a versatile front flex space, ideal for a home office, playroom, study area, or quiet workspace. The main level offers an open-concept design with a bright central kitchen complete with a large island, ample cabinetry, and excellent flow into the dining area. The spacious great room is ideal for relaxing or entertaining and is highlighted by an electric fireplace with stunning floor-to-ceiling tile detail that creates a stylish focal point. A convenient powder room and practical rear entry with a generous closet complete the main floor. The separate side entrance adds convenience and flexibility for future possibilities. Upstairs, the layout is both smart and family-friendly. Two secondary bedrooms, each with their own walk-in closet, are separated by a central bonus room that works beautifully as a media room, homework zone, play area, or second lounge. A dedicated upper floor laundry room adds everyday convenience. The primary suite offers a private retreat with an oversized walk-in closet and a spacious 5-piece ensuite featuring dual sinks and a tub/shower combination. Located in Hotchkiss SE Calgary, one of Calgary's newest master-planned communities, residents enjoy scenic pathways, parks, open green spaces, and a planned 30-acre wetland designed to connect the community with nature. With quick access to Stoney Trail and Highway 22X, commuting to Seton, South Health Campus, the YMCA, shopping, restaurants, and other major amenities is simple. This is an

excellent opportunity to own a brand new Broadview home in southeast Calgary with modern design, flexible living space, and strong value in a growing community.