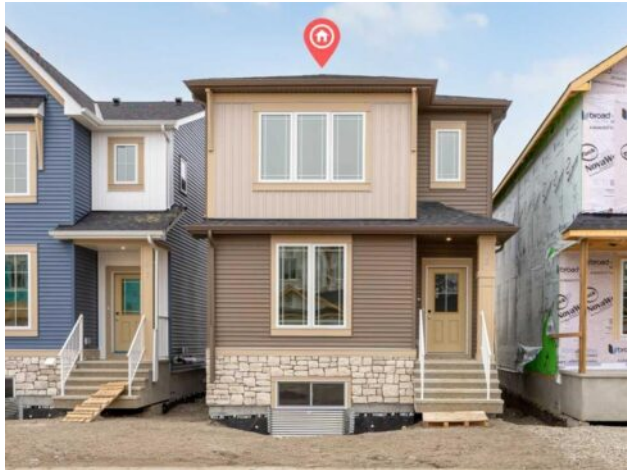




**45 Hotchkiss Gardens SE
Calgary, Alberta**

MLS # A2305425



\$587,800

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Hotchkiss | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,789 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, Stone, 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 Concord II by Broadview Homes in the growing southeast Calgary community of Hotchkiss. Offering 1,789 square feet above grade, this thoughtfully designed new home features 3 bedrooms, a central upper loft, an enclosed main floor flex room, and a separate side entrance. The main floor is designed for both functionality and flow. At the front of the home, the enclosed flex room provides a private and versatile space ideal for a home office, study, or quiet retreat. The kitchen anchors the open concept living area and features a central island, built-in pantry cabinetry, and a stainless steel appliance package including a gas range, fridge, built-in microwave, and hood fan. The dining area connects seamlessly to the great room, where an electric fireplace with floor to ceiling tile creates a striking focal point. Large windows fill the space with natural light while maintaining an easy connection between the kitchen, dining, and living areas. Upstairs, the centrally located loft offers flexible living space that can function as a media room, lounge, or workspace. The upper floor also includes two additional bedrooms, a full bathroom, convenient upper floor laundry, and added linen storage. The primary suite features a walk-in closet and a well-appointed ensuite, creating a comfortable private retreat. The basement benefits from the separate side entrance, offering excellent potential for expanded living space over time. Full Alberta New Home Warranty coverage is included for added peace of mind. Located in Hotchkiss SE Calgary, residents enjoy scenic pathways, parks, 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 everyday amenities is simple. This is an excellent

opportunity to own a brand new Broadview home in one of southeast Calgary's newest master planned communities.