



**546 Hotchkiss Manor  
Calgary, Alberta**

**MLS # A2308251**



**\$675,600**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-appointed 3-bedroom, 3-bath home in the growing community of Hotchkiss. Built by NuVista Homes, this home features 9' ceilings on the main floor and foundation, creating a bright and open feel. The main level showcases luxury vinyl plank flooring and a modern kitchen with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. The open-concept layout flows into the living area with an electric fireplace and full-height tile surround. Upstairs, the spacious primary bedroom offers a 5-piece ensuite, complemented by two additional bedrooms. Enjoy outdoor living on the 11' x 10' rear deck, perfect for summer entertaining. A thoughtfully designed home offering comfort, style, and everyday functionality.. Photos are representative.