



GRASSROOTS
REALTY GROUP

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418 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2314002



\$739,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning new build by NuVista Homes, offering 2,152.57 sq. ft. of thoughtfully designed living space tailored for modern family living. Situated in the vibrant and fast-growing community of Hotchkiss, this exceptional two-story home features 4 bedrooms, 2.5 bathrooms, and a walkout basement backing onto beautiful green space—providing the perfect blend of comfort, functionality, and style. Inside, you’ll discover a bright open-concept layout enhanced by soaring ceilings, abundant natural light, and contemporary finishes throughout. The spacious main floor includes a versatile flex room ideal for a home office or study area and flows seamlessly into the gourmet kitchen, complete with upgraded Samsung stainless steel appliances, quartz countertops, and a large island perfect for entertaining or everyday dining. Upstairs, the primary suite offers a relaxing retreat with oversized windows, a walk-in closet, and a private ensuite. Three additional bedrooms and a generous bonus room provide plenty of space for family living, guests, and entertaining. This home is the one you have been waiting for! Don’t let it get away, book your showing today!