



GRASSROOTS
REALTY GROUP

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41 Hotchkiss Gardens SE
Calgary, Alberta

MLS # A2316509



\$556,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 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 Newport II by Broadview Homes, a brand new detached home in the southeast Calgary community of Hotchkiss offering 1,536 square feet of thoughtfully designed living space. Featuring 3 bedrooms, 2.5 bathrooms, an open concept layout, upper floor laundry, and a separate side entrance, this home delivers the modern functionality and flexibility today's buyers are searching for in a growing Calgary community. Designed with both everyday living and entertaining in mind, the main floor offers a bright and spacious layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is finished with ceiling height cabinetry, a large central island, pantry storage, and plenty of workspace for meal preparation and gathering with family and friends. The adjacent great room is highlighted by a stunning floor to ceiling tiled fireplace, creating a warm and inviting focal point, while large windows fill the home with natural light throughout the day. The upper level is thoughtfully arranged to maximize privacy and convenience. The primary bedroom serves as a comfortable retreat, complete with a walk in closet and private ensuite bathroom. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper floor, providing a practical layout for families, professionals, or first time homebuyers. The basement includes a separate side entrance, offering additional flexibility and future development potential. Whether you're looking for extra living space down the road or simply appreciate the added versatility, this feature enhances the home's long term value. Full Alberta New Home Warranty coverage is included for additional peace of mind. Situated in the master planned community of Hotchkiss, residents enjoy access to future parks, pathways, green spaces, and a planned 30 acre wetland designed to bring nature into the heart of

the neighbourhood. Convenient access to Stoney Trail and Highway 22X allows for easy commuting throughout Calgary, while nearby Seton offers shopping, dining, entertainment, the South Health Campus, and the Brookfield Residential YMCA. An excellent opportunity to own a brand new home in southeast Calgary with modern finishes, a functional layout, and room to grow.