



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42 Hotchkiss Gardens SE
Calgary, Alberta

MLS # A2316873



\$653,390

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the growing community of Hotchkiss, built by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright, open-concept layout with functional spaces for modern family living. Just off the foyer, the main floor flex room provides the perfect space for a home office, study area, or additional sitting room. The kitchen is equipped with an upgraded Samsung appliance package and flows seamlessly into the living area, highlighted by an electric fireplace with full-height tile surround. Luxury vinyl plank flooring extends throughout the main floor for both style and durability. Upstairs, a centrally located bonus room separates the spacious primary retreat—complete with a 5-piece ensuite and walk-in closet—from the additional bedrooms. Convenient upper-floor laundry with built-in linen storage adds everyday functionality. A side entrance provides excellent future basement potential. Photos are representative.