



**46 Hotchkiss Gardens SE
Calgary, Alberta**

MLS # A2317261



\$647,122

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:	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

3 BEDROOM HOME WITH FLEX ROOM, BONUS ROOM & SIDE ENTRANCE FOR POTENTIAL FUTURE DEVELOPMENT. Welcome to this beautifully 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 and functional layout designed for modern family living. Just off the foyer, a versatile flex room provides the perfect space for a home office, study, or additional living area. The open-concept main floor is finished with luxury vinyl plank flooring and a welcoming living room anchored by an electric fireplace with full-height tile surround. The kitchen is equipped with an upgraded Samsung gas range and built-in microwave, making it ideal for both everyday meals and entertaining. Upstairs, a centrally located bonus room creates additional living space, while the spacious primary bedroom features a 5-piece ensuite and large walk-in closet. Convenient upper-level laundry with built-in linen storage adds to the home’s thoughtful design. A side entrance provides excellent future potential.