



**79 Hotchkiss Way SE
Calgary, Alberta**

MLS # A2321188



\$589,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to The Edith at 79 Hotchkiss Way SE. This home is situated directly across from the planned future school field. This beautifully crafted, move in ready home offers the perfect blend of style and functionality for everyday living and effortless entertaining. Rarely found in homes like this, a full rear bedroom on the main floor offers incredible flexibility perfect for guests, multigenerational living, or a private home office. At the front of the home, you’ll find a bright and welcoming living room, ideal for relaxing or entertaining while enjoying plenty of natural light. Upstairs, enjoy the convenience of a dedicated laundry room and well-planned living spaces tailored to modern family life. The basement is full of potential, offering 9-foot foundation walls, a 3-piece rough-in, wet bar rough-in, and a separate side entrance—providing excellent opportunities for future development. Additional highlights include an exterior BBQ gas line, perfect for outdoor entertaining. Located in the vibrant community of Hotchkiss, you’ll appreciate quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail, along with close proximity to shopping, dining, and everyday amenities. Enjoy over 51 acres of parks, pathways, and wetlands, offering year-round outdoor recreation. This is your opportunity to own a brand-new home in a community that combines natural beauty with urban convenience. First-time buyers may be eligible for a GST rebate—contact your Realtor® or sales team for more information.