



GRASSROOTS
REALTY GROUP

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25 Hotchkiss Road SE
Calgary, Alberta

MLS # A2321404



\$529,900

Division:	Hotchkiss		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,677 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
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Rare Duplex Walkout lot! Welcome to the Rayn at 25 Hotchkiss Road SE, a beautifully designed home offering thoughtful features and exceptional livability in a growing, family-friendly community. Situated on a desirable walkout lot with a West-facing backyard, this home allows you to enjoy stunning evening sunsets while being just steps away from a future school and expansive greenspace. Inside, you’re greeted by a bright and versatile front flex room, complete with large windows that flood the space with natural light perfect for a home office, study, or quiet retreat. The heart of the home is the stylish kitchen, where a 9-foot quartz island anchors the space, complemented by a sleek chimney hood fan, built-in microwave, modern pot lighting, and ample room for entertaining friends and family. Thoughtfully designed for future potential, the home includes a secondary entrance and 9-foot foundation, providing excellent opportunity for basement development. 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.