



**374 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2321412**



**\$699,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,079 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Back Lane		

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

**Inclusions:** N/A

Welcome to the Kalara at 274 Hotchkiss Manor SE, a stylish, functional home designed for modern living. The open-concept main floor flows into an upper bonus space, ideal for families or working from home. Enjoy a bright walkout basement with added windows and a full-width rear deck for outdoor entertaining. Features include triple-pane windows, 1 &frac14;" quartz countertops throughout, and durable luxury vinyl plank flooring. The kitchen offers two-tone cabinetry, a chimney hood fan, and built-in microwave. Upstairs, a painted spindle railing and a main bath with an additional sink add everyday convenience. 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.