



**134 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2321723**



**\$714,900**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

**Inclusions:** N/A

Welcome to this stunning, thoughtfully designed family home tailored for modern living in the vibrant, fast-growing community of Hotchkiss. From the moment you arrive, this exceptional two-story walk-out sets itself apart with commanding curb appeal, highlighted by meticulous architectural landscaping and a premium exposed aggregate driveway. Unlike typical new-build properties where costly outdoor projects await, this home allows you to bypass the construction hassle completely and begin enjoying your fully finished exterior spaces from day one, complete with central air conditioning already installed for cool summer comfort. The interior features a bright, open-concept layout enhanced by contemporary finishes and a gourmet kitchen equipped with sleek stainless steel appliances, stone countertops, an integrated chimney hood fan, a walk-in corner pantry, and an expansive island built for effortless entertaining. A versatile main floor flex space, currently utilized as a successful, registered day-home, offers a uniquely configured, turn-key footprint ideal for a private office, client-facing home business, or a dedicated play area. Upstairs, an expansive layout hosts a central family bonus room, a dedicated laundry room, three additional spacious bedrooms, and a private primary suite retreat complete with a generous walk-in closet and a spacious ensuite bathroom. Stepping outside, the expansive walk-out basement opens straight onto a beautifully manicured backyard, providing an immediate outdoor sanctuary for children and families to play.