



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

426 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2328415



\$673,150

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Stall		
Lot Size:	0.07 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:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	n/a
--------------------	-----

Welcome to this spacious 5-bedroom, 3-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, open-concept layout designed for modern family living. The kitchen is equipped with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package, seamlessly connecting to the dining and living areas. Luxury vinyl plank flooring extends throughout the main floor, while an electric fireplace with full-height tile surround creates a warm and inviting focal point. Upstairs, convenient laundry with adjacent linen storage adds everyday functionality. The walkout basement offers abundant natural light and excellent future development opportunities. Complete with a 10' x 10' rear deck, this thoughtfully designed home is ideal for entertaining and enjoying outdoor living. Photos are representative.