



GRASSROOTS
REALTY GROUP

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43 Hotchkiss Row SE
Calgary, Alberta

MLS # A2331586



\$750,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Garage shelving

Welcome to 43 Hotchkiss Row! Sitting on a rare pie lot in the heart of Hotchkiss, this beautiful home offers 2,276 sq. ft. above grade plus a fully finished basement, for over 3,000 sq. ft. of total developed living space designed for growing families who want room to breathe. Step inside to a bright, open-concept main floor flooded with natural light, where the chef-inspired kitchen has been thoughtfully upgraded with extended upper and lower cabinetry, an executive kitchen package, and a smart appliance layout, giving you serious counter space and storage most builds simply don't offer, while a custom wall feature detail in the great room adds a designer touch that elevates the whole main level. Upstairs, four spacious bedrooms include a private primary retreat with a fully upgraded ensuite featuring a tiled shower to the ceiling, glass shelving, and a sleek glass barn-door slider, plus a picture window positioned above the soaker tub for a spa-like feel, while Bedroom #3 connects to a Jack & Jill bathroom, ideal for kids or guests. The fully developed basement adds even more value, with 9-foot ceilings, a dedicated bedroom, a full bathroom, and a bright rec space, all finished to the same quality standard as the rest of the home, and outside, you'll find a brand new rear deck and a private pie-shaped lot with room to entertain. This is a rare opportunity to own a nearly-new home in one of Calgary's most desirable growing communities, without the wait, and with thousands in upgrades already done for you.