



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

471 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2333855

\$564,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 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

Welcome to The Heath at 417 Hotchkiss Manor SE. The heath is where timeless design meets modern comfort in one of Calgary's fastest-growing communities. This beautifully crafted, move-in-ready home offers the perfect blend of style and functionality for everyday living and effortless entertaining. A bright front foyer with a window welcomes you inside, filling the space with natural light. The main floor features a versatile flex room with a swing door—ideal for a home office, study, or private retreat. The thoughtfully designed rear kitchen creates a seamless flow for hosting, complete with quartz countertops, stainless steel appliances, a chimney-style hood fan, built-in microwave, and pot lights for a polished finish. Upstairs, enjoy the convenience of a dedicated laundry room and well-planned living spaces tailored to modern family life. Elegant staircase railings add a refined touch throughout the home. The basement is full of potential, offering 9-foot foundation walls, a 3-piece rough-in, wet bar rough-in, and a separate side entrance—providing excellent opportunities for future development. Additional highlights include an exterior BBQ gas line, perfect for outdoor entertaining. 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.