



GRASSROOTS
REALTY GROUP

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159 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2337595



\$750,000

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 159 Hotchkiss Manor SE - Step inside to a bright and welcoming main floor featuring a designer fireplace, convenient walkthrough mudroom and pantry, and a stunning executive kitchen designed for both everyday living and entertaining. The kitchen features premium Samsung appliances, including a gas range, hood fan, built-in wall oven and microwave. This home is loaded with thoughtful upgrades, including central air conditioning, whole-home humidifier and air purifier, smart Ecobee thermostat, keyless entry, and a professionally installed security system. Fire and carbon monoxide alarms and a sprinkler system provide additional peace of mind. Built in 2023, this beautifully upgraded and move-in-ready home offers approximately 2,052 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, a main-floor office/den, spacious upper-level bonus room, and a double attached garage. Enjoy the outdoors with a fully fenced and professionally landscaped yard, composite deck with metal stairs, and extensive exterior lighting illuminating the driveway, front porch, side entrance and backyard/fence. A convenient side gate provides secure access to the basement entrance with a keypad. The home also features a stylish window-panel garage door, adding to its impressive curb appeal. For those working from home, the dedicated main-floor office/den and large upper bonus room provide excellent flexibility for a home office, study, media room or additional living space. High-speed internet services are available in the community. Located in the desirable Hotchkiss community with convenient access to major routes and amenities. Approximately 4 minutes to Stoney Trail and Highway 22X, 10 minutes to Seton, Mahogany, Auburn Bay, Copperfield, McKenzie Towne, 130th Avenue, South Health Campus and the YMCA. Macleod Trail,

Chinook Centre and Southcentre Mall are approximately 17 minutes away, while downtown Calgary and Calgary International Airport are approximately 25 minutes away. Enjoy the community's 50+ acres of parks, pathways and wetlands, offering plenty of opportunities for walking, recreation and outdoor enjoyment. A modern 2023-built home with premium upgrades, exceptional functionality and a fantastic location — move in and enjoy!