



GRASSROOTS
REALTY GROUP

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25 Hotchkiss Circle SE
Calgary, Alberta

MLS # A2340426



\$958,100

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,420 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	High Ceilings, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This turnkey NuVista Homes Showhome in Hotchkiss is available through their Leaseback program. Built by NuVista Homes, this home features 9' ceilings on the main floor and foundation, luxury vinyl plank flooring, and an electric fireplace with mantle. The kitchen showcases quartz countertops throughout, taller upper cabinets, and an upgraded Samsung gourmet appliance package. Upstairs, enjoy convenient laundry with linen storage. A side entrance provides future basement development potential, while the 13' x 10' rear deck is ideal for outdoor living. Built for year-round comfort with triple-pane windows and lifetime limited warranty shingles, this home includes Alberta New Home Warranty.