



GRASSROOTS
REALTY GROUP

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83 Hotchkiss Way SE
Calgary, Alberta

MLS # A2351752

\$583,800

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Mira by Broadview Homes, a beautifully designed brand-new detached home offering 1,580 sq. ft. of thoughtfully planned living space in the growing southeast Calgary community of Hotchkiss. Featuring 4 bedrooms, 3 full bathrooms, a main-floor bedroom and full bath, separate side entrance, upper bonus room, and rear parking pad, this home offers the space, flexibility, and functionality today's buyers are looking for. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The spacious kitchen is the heart of the home, featuring a large central island, ample cabinetry, and a generous pantry, all overlooking the dining area and inviting great room. Whether you're hosting family and friends or enjoying a quiet night in, this layout makes the most of every square foot. One of the standout features is the main-floor bedroom paired with a full bathroom featuring a walk-in shower. Perfect for extended family, overnight guests, a home office, or multi-generational living, this flexible space adds convenience that isn't always easy to find. A functional rear mudroom provides additional storage and easy access to the backyard and parking area, while the separate side entrance offers added flexibility for future basement development, subject to municipal approvals. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite with a walk-in shower. Two additional bedrooms, a full bathroom, and conveniently located upper-floor laundry make day-to-day living easy. The central bonus room is another welcome addition, offering a second living space for movie nights, a kids' play area, homework station, or simply a place to unwind. Located in Hotchkiss, one of southeast Calgary's exciting growing communities, residents can enjoy a neighbourhood designed with outdoor living in mind, including planned parks, pathways,

green spaces, and opportunities to connect with nature. With convenient access to Stoney Trail and 22X, commuting around Calgary is made easier, while the established amenities of Seton, Mahogany, and McKenzie Towne offer shopping, restaurants, schools, recreation, and everyday conveniences. South Health Campus and the Brookfield Residential YMCA at Seton are also within easy reach. Brand-new construction, four bedrooms, three full bathrooms, a main-floor bedroom, separate side entrance, and two distinct living spaces — all in a growing southeast community. Whether you're purchasing your first home, looking for more room to grow, or planning for multi-generational living, the Mira delivers a smart combination of comfort, flexibility, and value.