GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126 Hotchkiss Manor SE
Calgary, Alberta

MLS # A2353132

$639,900

Division:	Hotchkiss		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic 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:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this well-maintained 2-storey front double garage detached home located in the growing community of Hotchkiss SE, Calgary. Offering over 2,074 sq. ft. of above-grade living space, this beautiful home features 4 bedrooms and 3 full bathrooms, situated on a premium walkout lot backing onto green space—providing both privacy and scenic views. Conveniently located close to parks, shopping, schools, and all major amenities, with easy access to Highway 22X and Stoney Trail, this home combines comfort, functionality, and accessibility. Upon entry, you are welcomed by a spacious foyer. To the right, you will find a main floor bedroom and a conveniently located 3-piece bathroom, ideal for guests or multi-generational living. The heart of the home is the open-concept kitchen, featuring quartz countertops, a large island, stainless steel appliances, and a huge pantry, all overlooking the bright living area with an electric fireplace and spacious dining area. Large windows throughout the main floor flood the home with an abundance of natural light, creating a warm and inviting atmosphere. Upstairs, you will find a spacious bonus room, perfect for additional family living space or entertainment. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite bathroom. Two additional well-sized bedrooms, along with a convenient upper-floor laundry room, complete the upper level. The walkout basement offers excellent future development potential and features large windows that enhance the space with natural light. Step outside onto the rear deck, perfect for enjoying summer BBQ evenings while overlooking the beautiful green space behind the home. This move-in-ready property offers exceptional value in a fantastic location. Book your private showing today and make this beautiful home yours!

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