# \$840,000 - 55 Hotchkiss Row Se, Calgary

MLS® #A2217359

# \$840,000

4 Bedroom, 3.00 Bathroom, 2,557 sqft Residential on 0.09 Acres

Hotchkiss, Calgary, Alberta

Why buy new when you can own this virtually NEW build + UPGRADES, + SOD + FENCING without the price! Welcome to this stunning home offering over 2557 sq. ft. of thoughtfully designed living space, just 1.5 years old and still under new home warranty! This immaculate 4 bedroom, 2.5 bathroom residence is loaded with premium upgrades and offers everything your family needs and more. Step into the heart of the home: a chef's dream kitchen featuring a massive island with eating bar, gleaming quartz countertops, and a premium upgraded appliance package. The open concept main floor is enhanced with stylish finishes including beautiful LVP flooring and central air conditioning for year round comfort. Upstairs you'll find 3 spacious bedrooms plus a huge primary suite with a spa like ensuite, an amazing bonus room for family entertaining and a 2nd floor laundry room for convenience. The oversized double garage is insulated, finished and provides ample space for vehicles, storage, and all your toys. Situated in a desirable neighbourhood, this like new home blends luxury, function and peace of mind with remaining warranty coverage. Builder's price is over \$901K + GST before any upgrades. Save thousands over new! Don't miss your opportunity to own this turnkey home with the upgrades already done. Call your favourite Realtor to book a showing today and make this beautiful home yours!







#### **Essential Information**

MLS® # A2217359 Price \$840.000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,557
Acres 0.09
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 55 Hotchkiss Row Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0J5

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Insulated, Oversized, Aggregate, Garage Door

Opener, Garage Faces Front, Off Street

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Oven-Built-In, Humidifier

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Private Entrance, Lighting, Rain Gutters

Lot Description Back Yard, City Lot, Front Yard, Level, Interior Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 175
Zoning R-G
HOA Fees 195

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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