# \$549,900 - 393 Hotchkiss Drive Se, Calgary

MLS® #A2187492

#### \$549,900

3 Bedroom, 3.00 Bathroom, 1,388 sqft Residential on 0.06 Acres

Hotchkiss, Calgary, Alberta

Don't Miss Out on This Incredible Opportunity! Looking for brand new but don't want the wait? Be the first to live in this brand-new, exquisitely designed 3-bedroom home by Hopewell Residential, spanning nearly 1,400 square feet with a side entrance for a potential future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). This property features ample windows throughout and a west-facing backyard, offering abundant natural light and spacious living. As you enter, you'll be welcomed by a wide, open-to-below staircase with upgraded railings that span the entire stairwell, enhancing the sense of openness on the main floor. The main floor features luxurious vinyl plank flooring throughout, with a separate living and family room perfect for entertaining guests. The open floor plan includes a dedicated dining area that comfortably accommodates gatherings with friends and family or those holiday meals. The upgraded kitchen is a chef's dream, featuring quartz countertops, stainless appliances, and classic subway backsplash. The large island and ample cabinet and counter space provides plenty of room for the modern chef to prepare meals and entertain guests. There's also a generous-sized pocket office on the main floor, the ideal setting for working from home or kids homework space. Upstairs, you'll find a spacious primary bedroom complete with a 4-piece en-suite bathroom with dual sinks and an oversized shower. Additionally, there are







two good sized bedrooms, a laundry room, and another full bathroom. The side entrance provides options in the future for a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) providing the perfect spot for extended family or rental income. \*\*This home also comes complete with full front and backyard landscaping, including sod, mulch on the side yards, and trees/shrubs in the front as per community guidelines. The backyard provides plenty of space to build a double garage in the future. Conveniently located, this home offers easy access to Stoney and Deerfoot Trails and all of Seton's amenities including the South Health Campus just a short drive from home. Don't let this remarkable opportunity slip through your fingers. Discover the perfect blend of style, comfort, and functionality with The Benning by Hopewell Residential.

#### Built in 2025

#### **Essential Information**

MLS® # A2187492 Price \$549,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,388 Acres 0.06

Year Built 2025

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

## **Community Information**

Address 393 Hotchkiss Drive Se

Subdivision Hotchkiss
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0J9

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Bathroom Rough-in, Double Vanity, Vinyl Windows, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Level, Back Lane, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 14th, 2025

Days on Market 295

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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