

# \$699,900 - 284 Hotchkiss Drive Se, Calgary

MLS® #A2219401

**\$699,900**

6 Bedroom, 4.00 Bathroom, 1,790 sqft  
Residential on 0.08 Acres

Hotchkiss, Calgary, Alberta

Step into your dream home! This exquisite, brand-new residence boasts 6 spacious bedrooms and 4.5 luxurious bathrooms across 1790.01 sq ft of meticulously designed living space. Imagine entertaining in the airy living room and elegant dining area on the main floor, complete with a convenient bedroom and 3-piece washroom. The gourmet kitchen is a culinary haven, featuring sleek modern cabinetry, top-of-the-line stainless steel appliances, and abundant counter space. Main floor has an additional half washroom. Upstairs, discover three generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite, plus two additional bedrooms sharing a full bathroom. Unlock even more potential with the fully legal basement suite, offering two bedrooms and a 3-piece washroom with a separate entrance – perfect for guests or generating rental income. Enjoy an unbeatable location with effortless access to Stoney Trail, lush parks, premier shopping destinations, and the South Health Campus. Whether you envision a vibrant family life or a savvy investment, this exceptional property offers it all. Don't wait – book your private showing today and experience the lifestyle you deserve!

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2219401    |
| Price          | \$699,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,790       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 284 Hotchkiss Drive Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0J7                |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Park       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-G           |
| HOA Fees       | 210           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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