

# \$729,800 - 126 Hotchkiss Manor Se, Calgary

MLS® #A2194964

**\$729,800**

4 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 0.07 Acres

Hotchkiss, Calgary, Alberta

This beautiful two-storey home, located in the desirable Hotchkiss SE community, was built in 2023 and is still under warranty. It is clean, well-maintained, and features easy-to-care-for yards. The main level is bright and spacious, offering a bedroom with a full bath, a cozy living/family room, and a dining area. The kitchen boasts built-in appliances, a gas cooktop, a walk-in pantry, and sliding doors that lead to a large deck with a gas hookup for year-round BBQs. The main floor also benefits from large windows, letting in plenty of natural light. Upstairs, you'll find three bedrooms, a bonus room, and a conveniently located laundry room with ample storage. The master bedroom includes a walk-in closet and a luxurious 5-piece ensuite, complete with dual vanities. Two additional generously sized bedrooms share another full bath. Each bathroom is elegantly designed with stylish floor and wall tiles. The walkout basement remains unfinished, offering plenty of potential for your creative touch. The backyard overlooks peaceful farmland, providing a serene view. The double garage and beautifully paved driveway offer plenty of space for your family. This home is ready for you to move in! Book your showing today before it's gone!

Built in 2023

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2194964    |
| Price          | \$729,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,047       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 126 Hotchkiss Manor Se |
| Subdivision | Hotchkiss              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0G1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, French Door                                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Walk-Out  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding                                      |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 80                  |
| Zoning         | R-G                 |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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