

## 262 Hotchkiss Manor SE Calgary, Alberta

**MLS # A2235641**



# \$774,900

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Hotchkiss                             |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 2,088 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                             |               |                  |
| <b>Lot Feat:</b> | No Neighbours Behind, Rectangular Lot |               |                  |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** n/a

Welcome to this Modern 4 bedroom (1 Bedroom on the main) 3 bath home where contemporary design meets family-friendly functionality in the vibrant community of Hotchkiss. This beautifully crafted home spans almost 2,100 sq. ft., offering 4 spacious bedrooms, including a rare main-floor bedroom with a full bathroom &ndash; ideal for hosting guests or providing privacy for multi-generational families. Step into an open-concept dining area and lifestyle room, designed to make gatherings seamless and memorable. The soaring open-to-above living room brings an airy feel, while the electric fireplace adds a cozy touch for intimate evenings. The entertainment potential extends outdoors with a walkout lot and a generous 15' x 20' deck, complete with an exterior gas line for future BBQs, perfect for enjoying Calgary's long warm summer evenings. The kitchen is a chef's dream, featuring an upgraded layout with a stylish chimney-style hood fan, built-in microwave, extra storage drawers, elegant quartz countertops, a large island and modern two tone cabinets. The thoughtful design carries throughout with black interior hardware and knockdown ceiling textures, lending a modern edge to every room. Upstairs, discover three more spacious bedrooms including a luxurious primary suite featuring a step-in shower &ndash; a perfect retreat after a long day. In addition, there are two generously sized kids' bedrooms that share a convenient 5-piece bathroom &ndash; with dual sinks &ndash; ensuring no morning delays. For even more convenience, the upper-floor laundry room is perfectly situated for easy access. The walkout basement is ready for future development with a 9-foot foundation, offering the opportunity for additional living space or a potential mortgage helper suite (A secondary suite would be subject to approval and permitting by the

city/municipality). Located in the vibrant community of Hotchkiss in southeast Calgary, This home provides easy access to stunning mountain views, 51 acres of park space, walking pathways, and a central wetland. Hotchkiss is designed with families in mind, offering plenty of green spaces and connectivity, making it the perfect place for your family to grow and belong.